

Report to:	Cabinet
Date:	4 November 2020
Title:	Langarth Garden Village programme continuity, Threemilestone community projects and future acquisitions and disposals – Part 1
Portfolio Area:	Culture, Economy and Planning
Divisions Affected:	All
Local Member(s) briefed:	Y
Relevant Scrutiny Committee: Economic Growth & Development	
Authors, Roles and Contact Details:	Phil Mason – Strategic Director for Economic Growth and Development 01872 224311 phil.mason@cornwall.gov.uk Adam Birchall, Head of Sustainable Development 01209 614273 adam.birchall@cornwall.gov.uk
Approval and clearance obtained:	Y
For Cabinet and delegated executive decisions only	
Key decision? (≥£500k in value or significant effect on communities in two or more electoral divisions)	Y
Published in advance on Cabinet Work Programme?	Y
Urgency Procedure(s) used if 'N' to Work Programme?	N
Date next steps can be taken	14 November 2020

Exempt: Appendix 9 is not for publication by virtue of categories 3 (Information relating to the financial or business affairs of any particular person, including the Council), and 5 (Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings).

Reason for exemption: Appendix 9 contains financial information which is commercially and legally sensitive for both Cornwall Council and parties to the transactions involved given that it relates to their respective financial and business affairs.

Disclosure would be likely to prejudice the commercial interests of the Cornwall Council and other parties. Disclosure of information may expose the Council to a claim of breach of confidence. Disclosure of legal advice could harm the Council's interests in respect of commercial negotiations and/or any legal proceedings issued in respect of any matters arising in connection with the proposals contained within the report. Consequently, the public interest in maintaining the exemptions outweighs the public interest in disclosing the information.

Recommendations:

1. That the principles and proposals for Langarth Garden Village as summarised in Appendix 1 to the report, be endorsed.
2. That the findings of the Strategic Outline Case for a Stewardship model at Langarth Garden Village be endorsed and the progression towards an outline business case, as set out in Appendix 2 to the report, be approved.
3. That the following recommendations for projects within Threemilestone be approved:
 - a. Commitment of expenditure of up to £617,000 on Community Centre improvements from the approved capital programme, as set out in Appendix 3 to the report.
 - b. Commitment of expenditure of up to £1,744,580 on Playing Pitches to be funded from S106 commitments from the Langarth Garden Village planning application and other planning applications in the locality alongside other funding sources, as set out in Appendix 4 and subject to Community Infrastructure Levy (CIL) Regulation 122 compliance and subject to the funding having been secured and the capital programme being duly uplifted.
 - c. Commitment of expenditure of up to £2,831,764 on Public Realm improvements in the village centre to be funded from S106 commitments from the Langarth Garden Village planning application and other planning applications in the locality alongside other funding sources, as set out in Appendix 5 to the report and subject to CIL Regulation 122 compliance and subject to the funding having been secured and the capital programme being duly uplifted.
4. That the commitment of expenditure of up to £11.947m for the delivery of the first Langarth Garden Village primary school, as set out in Appendix 6 to the report, from the approved capital programme, be approved.

5. That the commitment of expenditure of up to £6.93m for the delivery of the energy centre and related agreements for power distribution at Langarth Garden Village, as set out in Appendix 7 to the report, from the approved capital programme, be approved.
6. That the commitment of expenditure towards any necessary planning and infrastructure related contributions or commitments arising from the planning application(s) for Langarth Garden Village from the approved capital programme, be approved
7. That authority be delegated to the Strategic Director for Economic Growth and Development, in consultation with the Portfolio Holder for Homes, the Portfolio Holder for Culture, Economy and Planning, the Monitoring Officer and the Section 151 Officer to:
 - a. Continue efforts to acquire by agreement all land and rights needed to implement the Northern Access Road and any other development or infrastructure required to facilitate the delivery of Langarth Garden Village and to concurrently take all necessary steps to prepare for the making of a Compulsory Purchase Order; and
 - b. In the event that all required land and rights needed to implement the Northern Access Road and any other development or infrastructure required to facilitate the delivery of Langarth Garden Village have not been acquired by agreement within a timescale necessary to facilitate the Council's programme, to prepare and present a further report to Cabinet to enable Cabinet to consider and approve the case for making a Compulsory Purchase Order in respect of any of the said required land and rights, with a view to any such Compulsory Purchase Order being made and submitted to the Secretary of State for confirmation as soon as possible after Cabinet's decision to make the Order.
8. That authority be delegated to the Strategic Director for Economic Growth and Development, in consultation with the Portfolio Holder for Homes, the Portfolio Holder for Culture, Economy and Planning, the Monitoring Officer and the Section 151 Officer for acquisition of the land identified in the exempt report to be funded from the approved capital programme.
9. That authority be delegated to the Strategic Director for Economic Growth and Development, in consultation with the Portfolio Holder for Homes, the Portfolio Holder for Culture, Economy and Planning, the Monitoring Officer and the Section 151 Officer, to complete future acquisitions for parcels of land, interests and development agreements in or within close proximity of

the Langarth Garden Village boundary, or as may be required for key infrastructure or other necessary mitigations, to facilitate delivery of the scheme, to be funded from the approved capital programme.

10. That authority be delegated to the Strategic Director for Economic Growth and Development in consultation with the Portfolio Holder for Homes, the Portfolio Holder for Culture, Economy and Planning, the Monitoring Officer and the Section 151 Officer to complete disposals of land (including leases or licences) and other interests in pursuance of the agreed strategic objectives for the programme as set out in this report.
11. In respect of financing of the programme:
 - a. That the capital receipts policy is waived and capital receipts generated from the disposal of land on the Langarth development are ring fenced for further development at Langarth; and
 - b. That the appropriate uplifts to the Capital Programme for both the ring fenced capital receipts and new sources of external funding are reported as part of the Council's Capital Programme quarterly update process.
12. That authority be delegated to the Strategic Director for Economic Growth and Development in consultation with the Portfolio Holder for Homes, the Portfolio Holder for Culture, Economy and Planning, the Monitoring Officer and the Section 151 Officer to commit expenditure from the approved capital programme for the Langarth Garden Village as required to deliver infrastructure in connection with the Langarth Garden Village as set out in this report and the exempt report.
13. That authority be delegated to the Strategic Director for Economic Growth and Development in consultation with the Portfolio Holder for Homes, the Portfolio Holder for Culture, Economy and Planning, the Monitoring Officer and the Section 151 Officer to take such steps as are necessary to resolve any issues arising from or in connection with either the planning application(s) for Langarth Garden Village and the transactions described in this and the exempt report (funded from the approved capital programme), including the authority to enter into grant funding agreements linked to the approved capital spend in recommendations 3(a), (b) and (c) and 6 above.

1 Executive Summary

- 1.1 The task that was set as a result of the December 2018 Cabinet and January 2019 Council resolutions was to use the funding allocated to progress a Masterplan to

guide the development of Langarth Garden Village and support a hybrid planning application, but crucially also to secure interests in land to give the Council a controlling stake in the development.

- 1.2 The recommendations in this paper reflect the significant progress made to date as a result of the implementation of those decisions, and to progress the next stages of the Langarth Garden Village programme.
- 1.3 The recommendations either invite Cabinet to endorse something, delegate something or allocate funding for investment. Some recommendations are supported by specific business cases located in appendices. These are indicated where appropriate.
- 1.4 Specifically, the recommendations relate to:
 - a. Endorsement of the principles and proposals for Langarth Garden Village set out in the Masterplan document at Appendix 1 – which is the result of a collaborative process with stakeholders (Recommendation 1)
 - b. Endorsement of the approach to the Stewardship of Langarth Garden Village to provide a model for long term sustainable governance and finance (Recommendation 2)
 - c. Allocation of funding for the Threemilestone community centre, and commitments to funding for playing pitches and public realm improvements in Threemilestone through a combination of capital funding and s106 commitments as set out in this report and in Appendices 3-5 (Recommendation 3) and allocation of funding for the new school at Langarth Garden Village (Recommendation 4)
 - d. Allocation of funding to support the creation of the energy centre for Langarth Garden Village (Recommendation 5)
 - e. Allocation of funding towards any necessary planning and infrastructure related contributions or commitments arising from the planning application(s) for the Langarth Garden Village (Recommendation 6)
 - f. Authority and related delegations for the next tranche of acquisitions/disposals, supported by compulsory purchase if required, and future disposals and transfers (Recommendations 7, 8, 9 and 10)
 - g. Delegation of further powers to ensure appropriate fiscal and legal governance (Recommendations 11, 12 and 13)
- 1.5 The combination of the above is what gets us on site and delivering houses. The masterplan proposes 3,550 houses, plus circa 200 extra care and 50 or so student health purpose built accommodation (to relieve pressure on normal family homes in Gloweth that have been subsumed as student lets).

- 1.6 This report uses various terms relating to the development of business cases. In using these terms we have followed a normal hierarchy of strategic outline case, outline business case and full business case in ascending order of detail.

2 Purpose of Report and key information

- 2.1 The Cabinet decision of December 2018 provided the following tools and mechanisms which have been relied on to progress the programme:

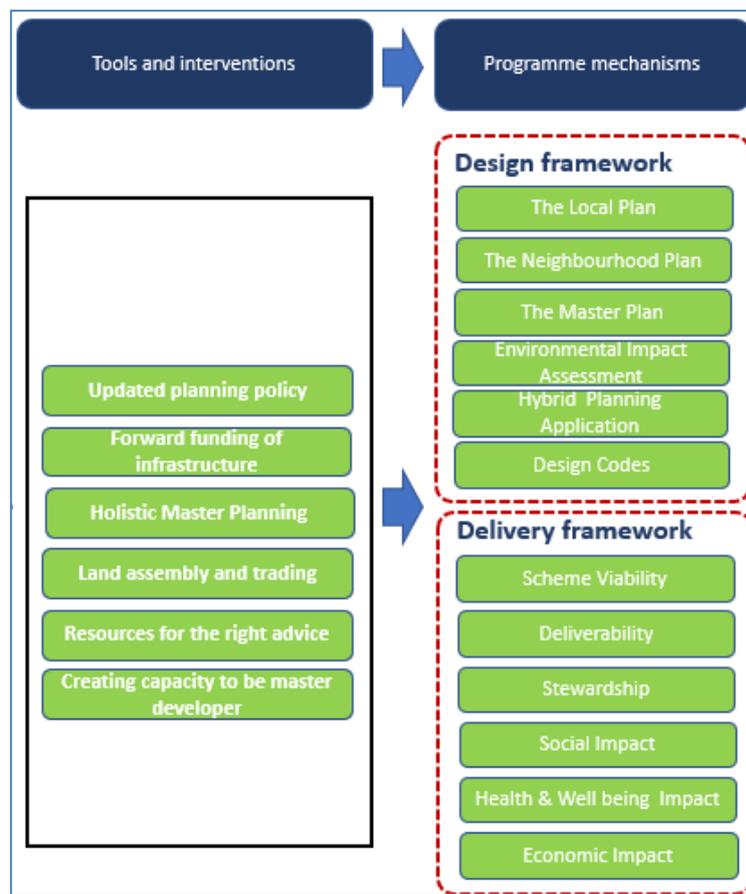


Figure 1: Langarth Garden Village Programme 'Toolbox'

- 2.2 The December 2018 Cabinet report retained most of the subsequent decisions to be made about the programme at the level of Cabinet due to their scope, scale and significance. Since then, Cabinet provided authority for the acquisition of a significant area at West Langarth. This report is a continuum of those previous decisions, and fits in as follows:



Figure 2: Langarth Garden Village delivery continuum

2.3 It should be noted that since the December 2018 Cabinet Report the following key milestones have been achieved:

- Master planning and Environmental Team appointed;
- Programme delivery team appointed;
- Garden Village status awarded;
- Legal Team appointed;
- Land agents appointed;
- Internal Governance system for the Langarth Garden Village (LGV) development created;
- Councils community Stakeholder Group created, run which created the Langarth Garden village design principles and endorsed the RIBA 2 Masterplan;
- Communications and stakeholder plan created and actioned (it continues) ;
- Community engagement themed groups created;
- Full environmental impact assessment over 635 acres commenced and completed;
- Full Masterplan for a 635 acre site created, written and completed;
- First Primary School Feasibility completed;

- Homes England HIF contract negotiated, completed, signed and first payment made from the £47.5m Grant award;
- Bus access gate planning application made, approved and commenced on site (28 September 2020);
- Purchase of 110 Acres of land on site negotiated and completed;
- Release of 50% of the Northern Access Road achieved;
- Release of land for Park and Ride extension achieved;
- Release of land for the Stadium for Cornwall achieved;
- Control of electrical supply and capacity coordinated and achieved with all partners;
- Successful bid to BEIS to support study paper into Geothermal District Heating System for Langarth Garden Village, ongoing;
- Business case for community hall improvement created;
- Business case for the public realm improvements created;
- Business case for the playing pitch provision created;
- Funding agreements are in place with Threemilestone Primary School as detailed in the November 2019 Cabinet Paper;
- Funding agreements are in place with Higher Town Church Community Hall project as detailed in the November 2019 Cabinet Paper;
- Purchase of Primary School land negotiated and completed;
- Purchase of West Langarth Farm negotiated and completed;
- Website and social media content created (www.langarth.co.uk);
- Planning application for Langarth Garden Village energy centre; submitted and is in the process of being registered by the LPA;
- Hybrid planning application (land in outline and road in detail) submitted and is in the process of being registered by the LPA;

The key information relating to each of the components to be considered by this Cabinet report is as follows:

2.4 Endorsement of the Masterplan (Appendix 1)

The principles and proposals for the Langarth Garden Village, as summarised in the Masterplan summary document at Appendix 1, have been a significant focus of energy and reflects substantial improvements in terms of layout, design and sustainability over the previous fragmented consents. Cornwall Council's decision to take a proactive role in planning and delivering the Langarth project, and allocate funding to support the development of a Masterplan for the entire site, means the Garden Village will be an integrated, co-ordinated and sustainable community in Cornwall rather than a piecemeal development. Langarth Garden Village will retain around 48% of the existing green infrastructure within the site, representing a significant improvement to the existing consents. It will ensure that key services on the site, such as schools and health facilities, will be shaped around future resident

numbers from the start, helping to prevent additional pressure on existing local services. The Masterplan document has been produced in association with the Stakeholder Panel as required by the Council and was based on a wide range of community engagement activity. In March 2019, the Council set up the Langarth Stakeholder Panel which met monthly over a 12 month period to help shape the development of the Masterplan concept and to discuss any concerns from local communities. Other engagement activities included a series of community pop up events in Threemilestone and surrounding areas; workshops with local schools, colleges and youth groups; meetings with major employers and more than 50 key stakeholders, including local businesses, Cornwall and Truro Chambers of Commerce, Truro and Newham BIDS; presentations to councillors from Truro City Council, Kenwyn Parish Council and Cornwall Councillors; attendance at local community events; themed working groups sessions focusing on specific areas such as transport, the environment, housing, education and health provision, and regular Langarth Garden Village e-newsletters.

The masterplanned proposals for Langarth Garden Village are now respectful of the relationship to Truro and Threemilestone, acknowledge and mitigate the impact on the landscape and existing heritage assets, provide a much improved evidence base to address hydrological impacts, and creates a holistic plan to allow communities to grow and develop. The proposals build on the existing Neighbourhood Development Plan and align with the emerging Neighbourhood Development Plan Review and the Cornwall Local Plan - as well as achieving and exceeding the 'Building with Nature' requirements and the 'Beautiful Building Commission' conclusions. The principles and proposals set out in the Masterplan document also take account of the outcomes for Cornwall and has built them into the design for the Garden Village to deliver a community infrastructure fit for the future.

The Masterplan and accompanying planning applications for Langarth Garden Village and the Energy Centre (and accompanying Environmental Statement) will be subject to full consultation and publicity and decision by Members of Strategic Planning Committee, separate to Cabinet's consideration of these matters under this report.

2.5 Stewardship model (Appendix 2)

A key concern of stakeholders and Cornwall Council has been the long term sustainability of the governance for the village and the associated programme structures, to ensure that the green infrastructure and public realm is supported, maintained in a way in which the community will have helped to develop. A key part of this is identifying and protecting income streams generated by the Council's acquisitions. The stewardship paper presents the in principle route to be followed to deliver these outcomes and authority is sought to develop the concepts further to an outline business case.

2.6 Threemilestone Community Projects (Appendices 3, 4 and 5)

A key message that we were given was that the programme had to take responsibility for addressing, up front, pressures arising from the development on Threemilestone and the stakeholder panel was formed to support this at the request of Cornwall Council.

We have worked with the community to identify the focus of investment. Over the last 10 months we have progressed detailed designs for playing pitches, public realm and parking improvements in the village centre connecting to Langarth Garden Village as well as improvements to the community centre to take account of the community's growth.

The recommendations provide capital funding for the community centre improvements (Recommendation 3 a.), and identify a route to fund the other elements (Recommendations 3b. and 3c.) from future s106 commitments arising from the planning application and other planning applications in the locality, subject to viability and CIL Regulation 122 compliance, alongside other grant funding opportunities.

2.7 First Langarth Garden Village primary school (Appendix 6)

There has been a long standing commitment to forward fund infrastructure. A key part of this is the proposed new school. Having secured the necessary land to do this from Inox, we have identified a better site through the Masterplanning, and have progressed the acquisition of that site within the authority of the Strategic Director for Economic Growth and Development. This is cost effective and allows us to recoup funds from the previously identified site. It is being progressed alongside the School Capital team.

2.8 Energy centre and related agreements (Appendix 7)

As part of the previous acquisition, the Council has obtained control over the majority of the electrical utility rights. By agreement with the other land owners, it is acknowledged that it is more efficient for the Council to coordinate the energy supply via a single substation which supports grid infrastructure and the desire of Western Power. This also gives us the opportunity to better capitalise on and coordinate the renewable energy potential within the site as the site develops.

2.9 Allocation of funds towards necessary planning and infrastructure related contributions and / or commitments and to enter into any related agreements

Timely and proper provision of infrastructure has been a long standing commitment and driver for the Council's intervention. This includes cycle routes, public transport, and renewable energy, as well as the community infrastructure identified elsewhere in this report. Recommendations 6 and 12 provides for this funding in the programme.

As part of the planning process for Langarth Garden Village, the Council as landowner will be required to agree and enter into planning conditions, s106 planning obligations and other planning related agreements to secure onsite or offsite planning mitigation to ensure the development which is the subject of the planning applications for Langarth Garden Village is acceptable in planning terms. This is why Cabinet is also being asked to authorise the allocation of funds toward any necessary planning and infrastructure related contributions or commitments arising from the planning applications for Langarth Garden Village (Recommendation 6) and to delegate authority to enter into any related agreements (Recommendation 13). Such planning conditions, s106 planning obligations and other planning related agreements will be subject to the relevant tests in planning law including but not limited to the requirement for s106 planning obligations to achieve CIL Reg 122 compliance.

2.10 Authority and related delegations for compulsory purchase (Appendix 8)

The delivery of the programme of work at LGV has to be protected by having recourse to compulsory purchase if required. Through the acquisitions proposed in the related part 2 report we have mitigated this risk, but it is important that we have the authority to proceed with compulsory purchase of any land within the LGV scheme boundary that it has not been possible to acquire by agreement and that is required to facilitate the delivery of the scheme.

As set out in Appendix 8, the "*Guidance on Compulsory Purchase Process and the Crichel Down Rules*" (July 2019) (the "CPO Guidance") indicates that in confirming compulsory purchase orders, the Secretary of State will expect an acquiring authority to demonstrate that it has taken reasonable steps to acquire any required land and rights by agreement.

2.11 Future acquisitions including those described in the related exempt report

The budget allocated to the programme provides for further acquisitions of land required to facilitate the delivery of the LGV scheme. A set of specific, significant, acquisitions are presented in the related part 2 report and are referenced in recommendation 8 above. These deliver our core objectives and protect value for the Council.

Other land acquisitions, interests, development agreements, are also required to deliver the Masterplan. There are a number of small parcels of land and interests that will be required to deliver the Masterplan but are outside of the redline, these will need to be acquired on a case by case basis following the process as described above to achieve the objectives and outcomes of the Langarth Garden Village. This also includes any easements, licences, option agreements or any other interests in land that may be required. It is also important that we remain flexible and commercially capable to respond to any smaller opportunities (typically individual fields or houses) that are arise. Recommendation 9 provides authority to address

this. All acquisitions will be supported by a business case and expert valuation advice in accordance with the Code of Practice for Land and Property Transactions.

2.12 Disposals of land

Recommendation 10 allows for us to dispose of land in order to promote and facilitate delivery and recoup capital receipts. An important concept of the Langarth model is the diversification of developers. There will be a mix of developers, including some volume housebuilders, and we are seeking to ensure a balance between those large builders who provide pace and important capital receipts, whilst maintaining opportunities for SMEs, land trusts and self-build, and indeed the Council's own delivery vehicles, including Treveth. Any developer will still be required to achieve the requirements of the Masterplan and the design codes for the Garden Village. Disposals of land will be to a variety of bodies such as Treveth, Strategic Partners such as RCHT and Blue Light organisations as well as developers as required to facilitate the finances of the programme.

As with many other items in this report, the work of officers over the last 12 months has enabled us to make progress on the land for the Stadium. The previous acquisition secured the land, and now we need to progress its onward transfer to the Stadium Partners. There are some necessary safeguards and prerequisites to this including ensuring that the Stadium pays its share of shared utility connections, commits to act collaboratively with the Masterplan as a neighbour and commits to fulfil any collaborative obligations in terms of delivery. This will be of benefit to both the Stadium Partners and the Council in its ownership and development of Langarth Garden Village by ensuring that both schemes integrate with each other.

2.13 Other finance and legal recommendations to support governance and implementation of the programme

There is a recognition that in such a large programme various issues and opportunities will arise from time to time. Recommendations (11– 13) set out a prudent but flexible approach to respond to these and allow relevant legal and financial issues to be addressed.

2.14 Climate Change Decision Making Wheel

For clarity the Climate Change wheel is shown in section 3 below, because it compares what the position would have been without intervention versus what it will be as a result of the Council's intervention.

3 Benefits for Customers/Residents

- 3.1 A defining principle of the programme is responding to the feedback of existing local residents. This has directly resulted in the projects to be funded and delivered in Threemilestone as set out in recommendations 3a – 3c.
- 3.2 The benefits for customers and residents of the proposed investment programme were set out in the report approved by Cabinet in May and Dec 2018. In summary, they are:
- 3.3 By taking an active coordinating role in the developments, the Council will be able to set higher standards for place making and design in the area, leading to a sustainable community, a more attractive place to live and providing good quality homes serving Truro, addressing the overall imbalance of jobs and homes and underwriting the Council's policy target of 35% affordable homes.
- 3.4 We are also mindful of the needs of the most vulnerable in our community. We are proposing extra care and other forms of accommodation for older people and people with disabilities, as well as accommodation for student health workers and other key workers.
- 3.5 Rather than allow piecemeal development, the Council committed to a programme to support the development of a Masterplan and key infrastructure for the whole site. Since then, we have been working with key partners and the local community to develop a coherent plan which creates a vibrant, co-ordinated and sustainable community where people want to live, work and visit, rather than a series of un-connected housing estates.
- 3.6 By developing a Masterplan which sets higher standards for placemaking and design, we can deliver beautifully designed low carbon homes which meet the needs and budgets of all sectors of the community. These will include live-work housing solutions, and homes where young families can live close to schools and surrounded by nature, with opportunities for children to develop in close relationship with the landscape.
- 3.7 By providing infrastructure that developers would otherwise have to fund at the outset of development, Council investment will help to unlock private sector development of the area, thereby supporting the achievement of the Council's housing delivery targets.
- 3.8 Better cycle, bus and walking connections will provide a realistic and practical alternative to car use for accessing the city centre and other services with an intent to make a significant change in modal shift from use of the car to other more sustainable forms of transport as part of the overall objectives
- 3.9 By retaining some properties within its own housing stock, the Council will receive a long-term financial return from home rentals and sales, supporting the Council's

overall finances. This will be a future decision and depends on the viability to the Council's own housing programme at the time but would enable us to set a very high environmental standard.

- 3.10 Langarth will certainly not follow a bland "one size fits all" approach. We want to build on Cornish heritage and promote the use of locally sourced building materials and local tradespeople to create a variety of different housing sizes and styles
- 3.11 The residents of the existing Threemilestone Village and other adjoining communities along the A390 will benefit from investment in improved facilities as described elsewhere in the report.
- 3.12 Garden villages are new settlements which offer high quality homes, jobs and community facilities and services in an attractive landscape led setting. Our vision for Langarth is for a new community with around 48% of green space (compared with just 19% in the previous planning applications).
- 3.13 In June 2019, the Government included Langarth in its Garden Communities programme and awarded the Council £47.5 million to build the new Northern Access Road which will connect all parts of the development.
- 3.14 Set within historic fields to minimise the impact on existing hedgerows, we will also create new Cornish hedges and use sustainable drainage systems as a natural flood prevention system to help increase biodiversity across the site by up to 20% which is in excess of the 'Building with Nature' requirements.
- 3.15 Langarth Garden Village also plans to plant five hectares of new woodland as part of the Forest for Cornwall and other trees throughout the site to support cleaner air and help capture carbon.
- 3.16 The Masterplan is linked by walkable green corridors, nature trails and river and woodland walks, Langarth Garden Village will prioritise people over cars, with the new boulevard style Northern Access Road and walkable and cycle friendly streets linking with new cycle routes into and around the city, and e-bike and e-car clubs.
- 3.17 The Masterplan public transport services will provide increased bus services, with bus stops at least every 400 metres along the length of the NAR, together with improvements to the existing A390 and an extra 600 spaces at the park and ride.
- 3.18 With the Council's involvement, key services such as the Northern Access Road, new schools, health and leisure facilities and community buildings can be delivered at the start of the project when the community needs them, rather than having to wait until a significant proportion of the new houses have been built. It also means that land will not be sat on or land banked and that a quality development is delivered.
- 3.19 Creating a new community also means providing jobs for the people who live there. Langarth will deliver jobs in construction creating offices, retail, community services,

the care industry and hospitality as well as home working opportunities. With integrated public transport and improved footpaths and cycleways, commuting will mean a short walk, cycle or bus ride from home.

- 3.20 We are also planning to provide the most up to date technology and infrastructure so future residents can work from home, from the park, or from coffee shop if they wish.
- 3.21 Langarth will be generating 17.5 Megawatts of green energy, with our new pioneering renewable power energy centre – the first in the country – playing a key role in delivering Cornwall Council’s ambitious climate change strategy at the same time as providing low cost green power for residents. We also want to achieve net zero carbon across the site by providing high levels of insulation on buildings and the use of heat pump technology and solar panels to reduce energy use.
- 3.22 The historic collection of planning approvals on the Langarth site generated an Climate Change impact assessment as follows at Figure 3, however the Langarth Masterplan has improved this position as set out at Figure 4.

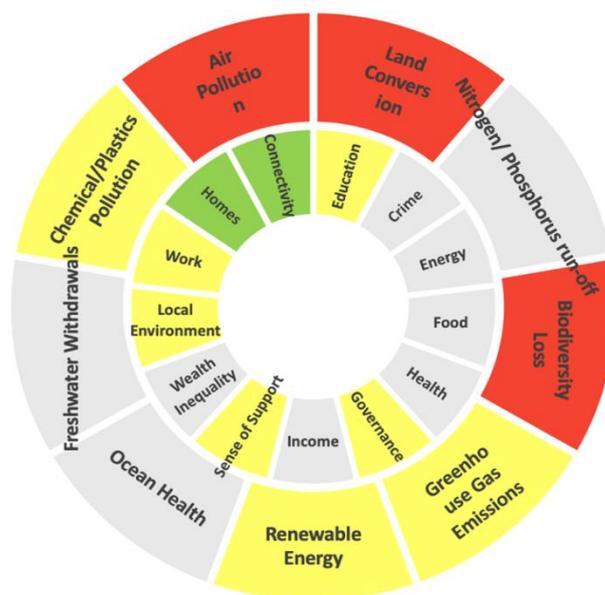


Figure 3: Langarth Development prior to Cornwall Council intervention



Figure 4: Langarth Garden Village post Masterplan intervention

- 3.23 We are working with a range of partners, including Building Cornwall, Construction Excellence and local schools and colleges, to support Cornwall to become self-sustaining in construction by providing local people with training in construction skills, promoting local talent, strengthening local businesses and developing local supply chains.

4 Relevant Previous Decisions

- 4.1 On 15 November 2017, Cabinet approved an increase of £70million to the Council's capital programme to continue with the development of a number of schemes so that momentum could continue in respect of acquisitions, feasibility, specialist investment and development advice, as well as promotion to planning permission stage. (See: <https://democracy.cornwall.gov.uk/ieDecisionDetails.aspx?AllId=67278>) The schemes within the scope of the Threemilestone Programme included Langarth Farm and West Langarth; discussions to buy land parcels to provide homes within the Housing Development Programme and provide a possible extra care scheme; and the Truro Northern Access Road.
- 4.2 On 2 May 2018, Cabinet agreed in principle to the Council taking a significant strategic leadership and delivery role in developments at Threemilestone north of the A390 by way of a programme of specific and selective interventions, and that this programme of interventions would be included in the proposed 2018/19 Investment Programme to be submitted to Cabinet and Council later this year. (See: <https://democracy.cornwall.gov.uk/ieDecisionDetails.aspx?AllId=71166>)

- 4.3 On 20 June 2018, Cabinet agreed to the acquisition of 154 plots of land plus further land for public infrastructure at Langarth Farm. This decision was ratified by Full Council on 10 July 2018. (See: <https://democracy.cornwall.gov.uk/ieDecisionDetails.aspx?AllId=72581> and <https://democracy.cornwall.gov.uk/mgAi.aspx?ID=73535>)
- 4.4 On 18 December 2018, Cabinet recommended to council that the capital programme be increased by £159.047m in respect of this programme of interventions and the use of £7.627m from the Economic Development Match Fund, which was subsequently ratified by Council on 22 January 2019.
- 4.5 On 21 November 2019, Cabinet resolved that the Strategic Director for Economic Growth and Development be given delegated authority to complete the acquisition of the land identified in the exempt report and to give effect to the Northern Access Road and other infrastructure as set out in the exempt report, in consultation with the Portfolio Holder for Homes, the Portfolio Holder for Culture, Economy and Planning, the Monitoring Officer and the Section 151 Officer. See: <https://democracy.cornwall.gov.uk/documents/g8914/Public%20reports%20pack%2013th-Nov-2019%2010.00%20Cabinet.pdf?T=10>

5 Consultation and Engagement

- 5.1 A comprehensive engagement strategy has commenced and is being maintained. Its reach is both internally within the Council and externally with the public, Parish Councils, partners, developers and potential supply chain. The combination of this regeneration and engagement work will form a significant thread of evidence for use in the development of business cases in the future to draw down funding from the capital allocations, as well as evidence for planning approvals and deliberations over community infrastructure. The following link leads you to the Langarth Garden Village Website (www.langarth.co.uk) which records the engagement undertaken.

6 Financial Implications of the proposed course of action/decision

- 6.1 The current approved Langarth Garden Village capital programme stands at £164.947m of which £96.394m is committed.
- 6.2 Proposals as set out in Appendices 3,6 and 7 and as per recommendations 3, 4 and 5, are to be funded from the current approved capital programme.

Capital expenditure	Total (£m)	2020/21 (£m)	2021/22 (£m)	2022/23 (£m)	2023/24 (£m)
Threemilestone Community Centre	0.617	0.117	0.500	-	-
Primary school	11.947	0.012	0.400	5.952	5.583
Energy centre and power distribution	6.929	0.479	4.000	2.450	-
Total	19.493	0.608	4.900	8.402	5.583

- 6.3 Based on approval of these proposals, the existing balance of the Langarth Garden Village capital programme would be £49.060m available for future investment.

	£m
Langarth approved capital programme	164.947
Commitment to date	96.394
November 20 proposals:	
Threemilestone Community Centre	0.617
Primary school	11.947
Energy centre	6.929
Programme balance	<u>49.060</u>

- 6.4 Proposals for schemes at Threemilestone, as set out in Appendices 4 and 5 and as per recommendation 3, are to be funded from s106 commitments from the Langarth Garden Village planning application and other planning applications in the locality alongside other funding sources subject to CIL Regulation 122 compliance and subject to the funding having been secured and the capital programme being duly uplifted.

Capital expenditure	Total	2020/21	2021/22	2022/23
	(£m)	(£m)	(£m)	(£m)
Threemilestone Playing pitches	1.745	0.245	1.500	-
Threemilestone - Public realm	2.832	0.330	1.251	1.251
Total	4.576	0.574	2.751	1.251

- 6.5 As mentioned in previous reports, the Langarth development is based on the concept that the Council's initial investment will roll over a number of times over the life of the Langarth development as well as being supplemented by other funding sources. This means that over the period of the development, the gross cost of the scheme will increase with this being funded from capital receipts generated from land as it is disposed of for development and from external funding being secured for specific initiatives within the overall development.
- 6.6 The Council's initial capital investment will remain invested over a significant period of the development and will eventually be repaid along with the cost of financing when the development is finally completed. This approach is often referred to as peak debt.
- 6.7 Currently, the Council has approved £110m of Council investment (funded from borrowing) for the development and this has been supplemented by £48m of Homes England Housing Infrastructure Funding (HIF). Hence, in essence, the Council has currently approved a peak debt, the total amount of its own resources currently invested, of £110m and there is currently no proposal to increase this.
- 6.8 For this peak debt and rolling over of capital receipts for reinvestment to work within the Council's capital accounting processes, there is a need for the existing capital receipt policy of centrally pooling all capital receipts to be waived and the capital receipts generated from the Langarth development to be ringfenced for the

Langarth development. Additionally, the capital programme will need to be regularly uplifted to reflect this and to provide the approved budget for future purchases. It is proposed that the capital programme is uplifted for Langarth development Capital receipts as they are generated and that this is reported in the quarterly capital programme update report to Cabinet and Council.

- 6.9 As mentioned, in addition, the development will secure additional third party funding. It is also proposed that as and when this funding is received to the satisfaction of the S151 officer that the capital programme is uplifted and reported as part of the quarterly process.
- 6.10 The adoption of this approach should ensure that the development can continue without unnecessary delays and uncertainty which could have a detrimental impact on cost.
- 6.11 Further financial implications associated with recommendations in the Part 2 report are set out in detail in the Part 2 report and confidential Appendix 9.

7 Legal/Governance Implications of the proposed course of action/decision

- 7.1 A Comprehensive Impact Assessment (CIA) was carried out at the inception of the programme, and has recently been reviewed, and will continue to be reviewed throughout the life of the programme, in accordance with our Public Sector Equality Duty. In summary, the updated CIA, read alongside this report, shows a progression and delivery in accordance with the original objectives and mitigations. The impacts on adjoining communities now (rightly) have more clarity and emphasis than they did, and the mitigations agreed with the Stakeholder panel address these positively. Our understanding of the impact on the environment and our response to that is also clearly articulated in the Masterplan and associated Environmental Impact Assessment. The CIA has also been updated to reflect the potential future use of CPO powers.
- 7.2 Recommendation 9 of this Part 1 report gives a delegation to the Strategic Director for Economic Growth and Development (in consultation with relevant Members and officers) to permit the acquisition of land and other interests including where the capital payment proposed to be made exceeds £1,000,000 and provided that appropriate funding has already been provided for within the approved capital programme. This is a critical to the delivery of the Langarth Garden Village as a number of the land interests identified as required to facilitate the delivery of the Scheme are either valued in excess of the £1,000,000 threshold, or would, in combination, exceed this threshold. Provided that such acquisitions support the agreed strategic objectives of the programme and are on the best terms reasonably obtainable in accordance with the Code of Practice for Land and Property Transactions and provided that the costs can be met within the approved capital programme.

- 7.3 This will allow the Council to comply with the requirements of the MHCLG Guidance to seek to reach agreement with all affected land owners in advance of making a CPO. It will further allow the Council to take opportunities as they arise to acquire other plots of land within the Scheme boundary where the acquisition [is required for/will benefit] the future delivery of the Scheme
- 7.4 Recommendation 10 of this Part 1 report gives a delegation to the Strategic Director for Economic Growth and Development (in consultation with relevant Members and officers) to permit the disposal of land and other interests including where the capital payment proposed to be received exceeds £1,000,000. This is subject to such disposals being on the best terms reasonably obtainable and valuation advice provided by a professionally qualified surveyor within the Council, or where required by an external suitable qualified surveyor.
- 7.5 This will allow the disposal of land and other interests in order to promote and facilitate delivery and recoup capital receipts and to facilitate the finances of the programme as set out in section 6 above.
- 7.6 Section 227 of the Town and Country Planning Act 1990 provides the Council with the statutory power to acquire land by agreement where it thinks:
- that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land, or
 - which is required for a purpose which it is necessary to achieve in the interests of the proper planning of the area in which the land is situated provided that it thinks that the development, re-development or improvement referred to in 3.1.1 is likely to contribute to the achievement of any one or more of the objects of promotion or improvement of the economic, social or environmental well-being of the area.
- 7.7 Section 3 of the part 1 report sets out the economic, social and environmental well-being benefits of the Scheme.
- 7.8 Any acquisitions or disposals undertaken as referred to in this exempt report would be subject to the preparation and consideration of a detailed business case and expert valuation advice and would be undertaken pursuant the Council's Code of Practice for Land and Property Transactions.
- 7.9 As set out in Appendix 8, the Council would seek to rely on its Compulsory Purchase Powers provided in Section 226 of the Town and Country Planning Act 1990. This provision enables acquiring authorities with planning powers to compulsorily acquire land if they think that it will facilitate the carrying out of development, redevelopment or improvement on, or in relation to, the land being acquired provided that they think that the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of

the economic, social or environmental wellbeing of the area for which they have administrative responsibility and it is not certain that they will be able to acquire the land by agreement.

- 7.10 The Council has a range of powers to acquire and dispose of land, subject to using its most appropriate power.
- 7.11 The Council has a statutory power under section 120 Local Government Act to acquire land for any of its functions, one of these being the statutory power under S14 of the Education Act 1996 to ensure sufficient primary and secondary schools are available in its area.
- 7.12 The Council has a power under 233 of the Town and Country Planning Act 1990 to dispose of land acquired or appropriated for planning purposes where it is expedient to secure best use of that land or to secure the erection or construction of such works. The Council also has a statutory power to dispose of land under section 123 of the Local Government Act 1972. The Council may also be required to utilise its powers under section 203 of the Housing and Planning Act in order to override any rights affecting the title. In particular, we are aware that the Council owns land which is subject to mineral rights.
- 7.13 Section 1-6 of the Localism Act 2011 provides a general power of competence to the Council (subject to limitations) which would permit the Council to engage in other activity, in particular its ability to deliver an energy centre and the stewardship model.
- 7.14 The transactions proposed in this report may require the Council to enter into grant funding agreements, option agreements, easements, leases, licences, planning and commercial infrastructure deeds which will seek to impose binding commitments on the Council, which may contain obligations as well as financial penalties in the event of non-compliance. Any award of a contract for goods works or services will need to comply with public procurement rules and the Contract Procedure Rules. Any grant funding, in particular that described in recommendations 3(a), (b) and (c) will require compliance with the provisions for grant funding in the Financial Regulations and Finance Procedure Rules.
- 7.15 There is a risk that any planning permission(s) or any CPO or Section 203 process is challenged by way of Judicial Review, which would have an impact on the delivery of this programme. The risk of challenge is mitigated as the Council has secured specialist legal support to advise on these complex transactions and legal processes.

8 Risk Implications of the proposed course of action/decision

- 8.1 As a result of various papers set out in section 4 of the related part 1 report, the Council ultimately concluded in January 2019 to intervene through a series of

measures including policy, master planning, acquisition of land and forward funding of infrastructure. Acquisition of land has become a key precedent to ensure that the Council has control of strategic parts of the development corridor. It is also important the Council benefits from the increased value that it is added through the work it is doing to increase the chances of delivery and the quality of the development.

- 8.2 It is imperative that the professional teams ensure that the acquisition described creates the ability to deliver without further hindrance (for instance any small isolated parcels of land).
- 8.3 The principal legal risks of entering into the agreements for the land acquisitions and ancillary proposals are as follows:
- By entering into these proposals without a revised planning consent having been granted that supports the emerging Masterplan, the Council will be committing funds to an acquisition and ancillary costs without certainty over whether it can agree and implement a development on the land it has acquired that meets its strategic objectives (but the financial risk is minimised because there are existing consents – and furthermore the valuations on which the recommendations are based are rooted in the fall-back presented by those existing consents at the point of valuation). The balancing of these issues is at the heart of the Council’s strategy. By intervening at this stage and accepting this risk the Council can capture value as a result of its leadership of the Masterplan. If it waits for all risk to be addressed, then any increased value arising through quality or certainty will have been given away to other landowners.
 - The land acquired through the proposals will come with potential liabilities such as mining and mineral rights, third party rights, covenants and obligations and environmental liabilities , however relevant due diligence and mitigation will be taken as outlined above.
 - At this stage we do not know whether the land is legally suitable for the Council’s purposes, however this will become clearer as legal due diligence and any necessary mitigation exercises are undertaken.
 - Market conditions for housing are uncertain and there is always a risk of decline after the price has been settled.
 - Post Covid-19 economic environment is unknown at this stage. However, it is clear that with central government intervention the aim is to directly intervene in the economy using construction and house building as a major change level to support the local economies as experienced through the increased pressure through Homes England to enable the Grant funding for the Northern Access Route.

- Until the legal agreements for the land acquisitions and ancillary proposals have been completed, either party may withdraw on short notice. Similarly, the land acquisitions are subject to the usual negotiations and due diligence and if material issues are discovered and cannot be resolved between the parties the transaction may abort. If that occurs then the Council may have incurred some costs without the ability to recover them. This risk is inherent in all similar transactions and proposals.
- Any delay to the emerging Neighbourhood Development Plan process is likely to have consequences for the planning application and any CPO.

8.4 Risks are inherent in any project and transactions and must be balanced against the risks and implications of not proceeding which in short would result in the loss of the strategic benefits of the proposals as outlined below.

8.5 The programme does rely on the Housing Infrastructure Fund grant from Homes England referred to in earlier reports. The status of this grant is that the Council is now in contract to deliver the Northern Access Route in a staged manner in line with housing delivery and the control of land.

8.6 Brexit represents an exclusion in terms of assumptions in the valuations. However, the length of the development cycle over which the site will be built out will cover many economic cycles and therefore the long term risk is low.

9 Comprehensive Impact Assessment Implications

9.1 The CIA has been updated as set out in paragraph 7.1 above.

10 Options available

10.1 All options for each of the individual business cases are captured within the individual business case.

11 Supporting Information (Appendices)

11.1 Appendix 1 - Masterplan (summary)

11.2 Appendix 2 - Stewardship

11.3 Appendix 3 - Threemilestone Community Centre

11.4 Appendix 4 - Threemilestone Pitches

11.5 Appendix 5 - Threemilestone Public Realm

- 11.6 Appendix 6 - Langarth Garden Village Primary School
- 11.7 Appendix 7 - The Energy Centre
- 11.8 Appendix 8 - Compulsory Purchase
- 11.9 Appendix 9 - Future Acquisition (exempt – also referenced in related part 2 report)

12 Background Papers

- 12.1 None

13 Approval and clearance

All reports:

Final report sign offs	This report has been cleared by (or mark not required if appropriate)	Date
Governance/Legal (Required for all reports)	Mark Pearce	27 October 2020
Finance (Required for all reports)	Russell Ashman	27.10.2020
Equality and Diversity (If required)		
Service Director (Required for all reports)	Louise Wood	23/10/20
Strategic Director (If required)	Phil Mason	27/10/20

Langarth Garden Village

MASTERPLAN SUMMARY

Prepared by AHR
November 2020



This Summary has been prepared including work by:



Revision	Date	Dr By	App By	Comments
P01	14. 07.2020	KB	MDLN	DRAFT
P02	19.10.2020	MDLN	MDLN	For Cabinet Meeting



LANGARTH GARDEN VILLAGE

This Design Code has been prepared in response to support the delivery of Langarth Garden Village, a new 21st century garden community for Truro, Cornwall.

This document has been prepared by
AHR with input from Arcadis, CF Moller Architects, PBWC Architects, The Environmental Partnership, WSP and Atlantic Arc Planning on behalf of Cornwall Council (CC).

The summary document includes extracts from Langarth Garden Village Design and Access Statement and other relevant documents submitted as part of the Hybrid Planning Application for Langarth Garden Village.



An architectural rendering of a modern residential street. The scene features a mix of building materials including stone, wood, and brick. In the foreground, a paved walkway with a grid pattern leads to a stone wall. People are walking along the path. The background shows a street with modern houses, a car, and a cloudy sky. Three colored text boxes are overlaid on the left side of the image.

INTRODUCTION AND EXECUTIVE SUMMARY

PART A BACKGROUND AND PROCESS

PART B MASTERPLAN DESIGN

PART C CHARACTER AND DESIGN CODES

Langarth Garden Village

MASTERPLAN SUMMARY



INTRODUCTION

INTRODUCTION

The Langarth development has a long and complex history. This had resulted in the granting of planning permissions for up to 2,700 houses to a number of private sector developers during the past 10 years. With these planning permissions already in place some development was inevitable on the site. With growing concerns over the quality of the proposed development, increased pressures on local schools and health services, and the impact on existing traffic, Cornwall Council took the decision to intervene in the project, allocating £159m to support the creation of a new vibrant, connected and well planned community for between 8,000 and 10,000 future residents of Cornwall across 3550 dwellings plus 200 extra care units and 50 units of student/health worker accommodation, including affordable housing .

The masterplan, developed with representatives of the local community and key partners, will provide a new community with green infrastructure at its heart, where people are prioritised over cars. A landscape-led development which offers an attractive and healthy environment for people to live in, grow and develop over time. Langarth Garden Village will include beautifully designed homes which meet the needs and budgets of all sectors, and new education, health, cultural and leisure facilities and flexible workspaces – all set in open and walkable green landscapes.

The Council's involvement means the new community will be delivered as an integrated whole rather than as piecemeal development, with new schools and GP surgeries shaped around the needs of residents and delivered at the start of the project.

The Vision

The vision for Langarth Garden Village, articulated in the initial masterthinking work undertaken in early 2018, included the following elements:

- An excellent place for people to live, taking advantage of the outstanding natural assets with high-quality facilities for active living (play, leisure), first class education and where people have the opportunity to work close to where they live

- Designed in a way that is distinctive, with a range of styles that build on best practice in the UK and abroad;
- Green and clean
- Have a principal centre that is within easy walking distance of most of the development, with smaller local centres towards each end of development
- Provide for 35% affordable housing on average across the development area.

The Brief

The Brief was then developed to inform the selection of a new masterplanning team and was used as a basis for the early engagement with the public and stakeholders.

AHR led the masterplan with Arcadis with the following key drivers:

- Build a community suitable for a range of residents, workers and visitors
- Deliver great social infrastructure as thriving civic spaces that foster a strong sense of community
- Deliver a range of dwellings and commercial units to meet a wide range of needs
- Knit together planned development with existing settlements at Threemilestone, Treリスケ and Gloweth
- Design the built environment with a variety of styles that relate to each other in a harmonious way
- Take full advantage of the natural countryside location to develop green and sustainable features that add to the value
- Ensure that cars are accommodated but are not dominant, with walking and cycling the preferred mode of transport
- Exploit the opportunities presented by the proximity to existing and planned facilities
- e.g. the Stadium and the park & ride
- Provide a mix of employment facilities particularly through development that supports start-up and growth for SME's
- Provide local retail and services to meet the day-to-day needs of residents and visitors
- Ensure input and buy-in from stakeholders to the vision;
- Ensure that any interventions safeguard a sustainable long-term future for the site.



Fig.1: Illustrative Masterplan

Engagement

Extensive public and stakeholder engagement as taken place and findings and concerns taken on board wherever possible.

- Over 50 one to one meetings with key stakeholders
- Many community engagement events with several presentations showing Vision, concepts, emerging options and final preferred masterplan.
- A rigorous process of engagement with the Langarth Stakeholder Panel (monthly meetings, chaired by Cllr Tudor) enabling the creation of 10 Design Principles
- Several Working Group session with invited key stakeholders from across the community representing sectors from tourism, business, community, environment, transport, education, health and wellbeing
- Workshops at schools and youth groups
- Presentation to Truro City Council
- Cornwall Design Review Panel

The Masterplan

The developed masterplan instills a strong-sense of local character and the concept rigorously works with the existing land via a landscape centric concept.

It encourages sustainable travel modes across a network of roads, cycle tracks and pedestrian access ways across the site.

A series of separate character areas separated by important structural green infrastructure will provide a ranges of experiences and options across the length of the site.

Design Codes support the need for high quality housing and spaces and will guide the subsequent Reserved Matters applications and push towards zero carbon solutions.

Links to the adjacent existing communities, wider soft transport linkages to the city and the wider countryside fully found Langarth into its context.

An architectural sketch showing a modern building with a balcony on the left and a large, dense cluster of trees on the right. The drawing is done in a loose, sketchy style with visible lines and some color washes.

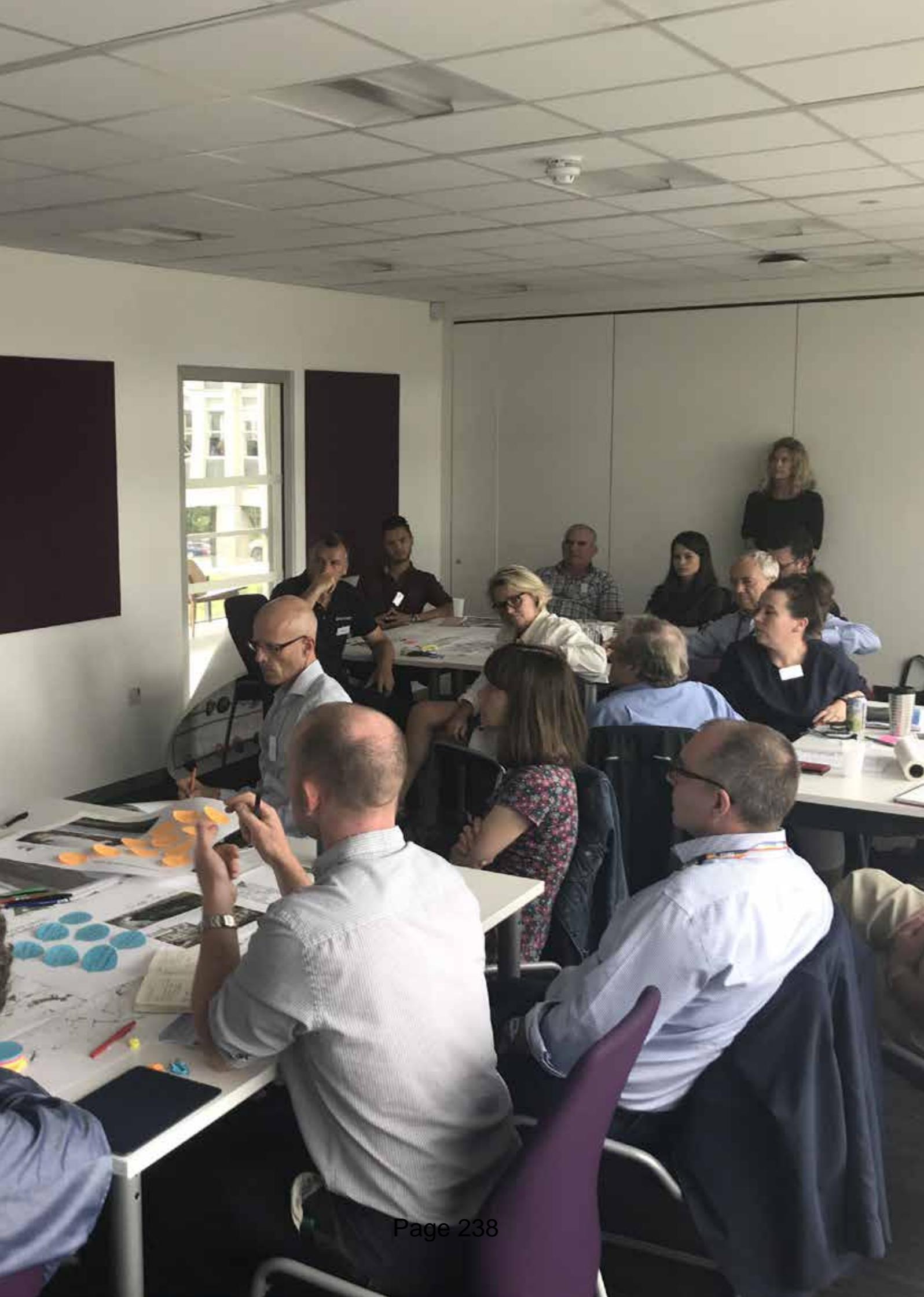
Specific benefits to existing and future local residents of the Council's involvement include:

1. Protecting at least 48% of the existing green space within the site (compared with just 23% in the previous applications)
2. Providing at least 35% affordable housing (for local people), as well as homes for key workers such as nurses and teachers, and extra care housing for older people and people with disabilities.
3. Building high quality homes to a standard at least 20% higher than current building regulations, with a target of achieving Zero Carbon.
4. Using low carbon energy sources such as ground source heat pumps to heat the whole development rather than fossil fuels, with electric charging points for every house and high levels of insulation
5. Providing new primary schools and health facilities at the start of the project (rather than at the end when all the houses have been built)
6. Improving transport links – with works to improve the existing A390 as part of a wider transport strategy for Truro, as well as delivering the new Northern Access Road at the start of the development, providing segregated cycle paths which link with new cycle routes into and around the city, and improved public transport, with increased bus services, cheaper fares, and E-Bike and E-car clubs.
7. Improved connectivity with generous and interconnected green corridors linking to existing settlements at Threemilestone, Treliske and Gloweth, with the Royal Cornwall Hospital, Truro and Penwith College and with existing and planned retail developments in the rest of Truro.
8. Investment in community projects in Threemilestone and Highertown areas to help ensure local services do not come under pressure as a result of the Langarth scheme. These include a Community Hall at All Saints Church Highertown, a new hall at Threemilestone School, upgrading the Community Centre, providing new playing pitches, improving the village centre to reduce congestion and increase parking and improve pedestrian and cycle links with Langarth and the potential expansion of the business park.
9. Using sustainable drainage systems as a natural flood prevention system that enhances biodiversity.
10. Creating a vibrant, co-ordinated development where people want to live, work and visit, with green and public spaces allowing communities to interact and flourish; live-work housing solutions, including access to superfast broadband and support for start-ups and growth for small and medium sized enterprises, and new sports, cultural and play areas
11. Providing areas for young families to live, close to schools and surrounded by nature and opportunities for children to develop in close relationship with landscape.
12. Building on Cornish heritage and promoting the use of locally sourced building materials and local tradespeople to create a variety of different housing sizes and styles – not a bland “one size fits all” approach.
13. Setting the development within the historic fields to minimise impact on existing hedgerows, and creating new hedges to help increase biodiversity on the site by up to 20%.
14. Planting at least 50,000 new trees as part of the Forest for Cornwall
15. Providing allotments, community gardens and community orchards to support food production and bring communities together.
16. Maximising the potential of proximity to the Stadium and Threemilestone Industrial Estate for work and leisure opportunities.

Langarth Garden Village

MASTERPLAN SUMMARY





PART A

BACKGROUND AND PROCESS

CONTEXT

Site Boundary

The site is located approximately 3km to the west of Truro City Centre and extends approximately 3.6km to the west. The site spans from the west at West Langarth Farm heading east towards Truro Golf Course, carrying in width from 300m towards the east and west, to 800m in the central area, comprising approximately 245 hectares.

The site is bordered to the south by the A390 (included within the red line boundary), which is a dual carriageway that separates the site from Threemilestone. Hedgerows and areas of woodland adjoined by minor watercourses bound most of the site to the west, north and part of the east. To the east the site adjoins The Royal Cornwall Hospital and Truro Golf Course and the housing estate of Gloweth to the south-east.

A low-density urban context surrounds the site to the east which transitions into rural areas to the west. The western part of the site comprises mostly of arable land, subdivided by hedgerows into smaller fields. The area is surrounded by urban context provided by Threemilestone and Gloweth to the south and to the south-west respectively.

The site is located in the Kenwyn Parish in Cornwall and the eastern site boundary abuts the parish boundary between Kenwyn and Truro.

Policy Context

In recent years Cornwall Council has generated a number of different policies and visions, which currently play a vital role in bridging the inequality gaps in society and make a positive difference to people's lives.

The inputs that create the background of the work include the following:

Cornwall Local Plan: Cornwall's Local Plan was adopted in November 2016 and sets out a range of policies for development up to 2030 across the whole county, including some specific parameters (e.g. housing allocation) for Truro and Threemilestone.

Truro & Kenwyn Neighbourhood Plan: The Neighbourhood Plan was prepared by Truro City Council and Kenwyn Parish Council in parallel with the Local Plan and was also adopted in November 2016. It includes a vision for the area (which includes the Langarth development area) and a range of policies specific to the area.

Existing site data: A range of surveys, flood risk assessments, utilities capacity assessment, transport assessment, social infrastructure capacity assessments, etc. have been undertaken. Where these were absent, or out of date, work has been undertaken as part of this requirement to fill any gaps.



Fig.2: Wider Context Site Location

Local Design Guidance

Cornwall Design Guide

The Housing Design Guide is designed to lift the quality of housing delivery throughout Cornwall. It recognises the unique character of the county and makes suggestions as to how that might influence the pattern and architectural character of new developments.

It sets out the overall approach to site, place-making, individual plots and houses along with the performance of developments in environmental and energy terms. It tackles new developments and densities, which need to demonstrate appropriateness in terms of their surroundings. Maximisation of land use is also mentioned, as well as the need for creating mixed communities with a choice of dwelling types and lifestyle options.

Cornwall has extensive policy documents on character whether this is in the form of Conservation Area Appraisals or Landscape characterisation documents. These documents should inform development proposals along with careful site analysis.

New developments therefore should focus on the creation of sustainable communities which have a distinct character, are fully integrated with existing communities and establish a sense of place.

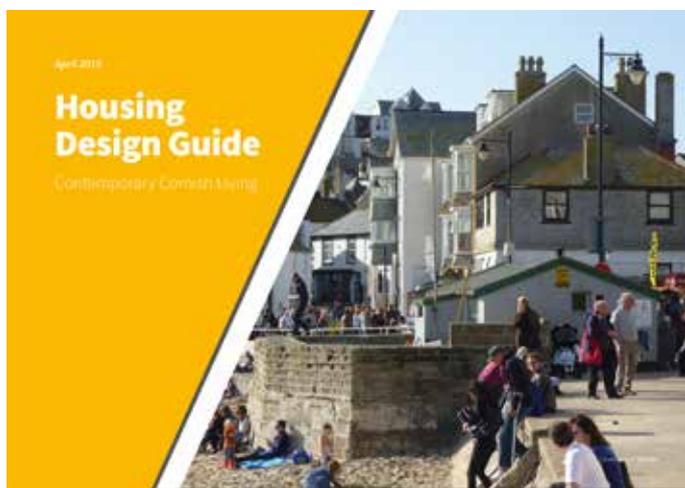


Fig.3: Housing Design Guide - Contemporary Cornish Living Cover

Truro and Kenwyn Neighbourhood Plan

The Neighbourhood Plan involves the communities of Truro and Kenwyn (the two neighbourhoods) helping to set out how Truro and Kenwyn will evolve in terms of environment, employment, housing, education, culture & leisure, and Green Infrastructure. This means planning for local housing needs, community facilities and jobs and where they should go. It also means including the green and open spaces that are important to the community.

The plan seeks to address local issues of transport infrastructure, flood risk, economic resilience, community inclusiveness, land use, housing needs, amenity value, education and quality of the environment. It must fit with both the National Planning Policy Framework guidelines and also the Cornwall Local Plan, which sets out strategic policy as well as housing, employment and retail numbers and key issues for the Truro and Kenwyn area.

The current Truro and Kenwyn Neighbourhood Plan was formally adopted in November 2016 and is now being updated to reflect local and national changes.



Fig.4: Truro & Kenwyn Neighbourhood Plan

VISION

The Vision for Langarth Garden Village

The masterplan for Langarth Garden Village reflects a response to the natural features of the site, its heritage assets and the principle of creating walkable neighbourhoods that are well connected to surrounding villages and the amenities of central Truro.

Langarth will be a vibrant, connected, well planned community for between 8,000 and 10,000 future residents of Cornwall. It will have local character, strong services and integrated and accessible transport and green space. Langarth has Garden Village status and nature will be a key part of the design with green space and thoughtfully designed neighbourhoods. The involvement means high quality, well designed homes which are affordable for local people with infrastructure such as schools, health and play facilities built at the start of the scheme rather than at the end.

Sustainable transport systems, which include bus services, cycle paths and walkways are to be integrated within the masterplan. This will connect homes within the Garden Village and out into neighbouring communities and places of work.

As a community for all, it works during the day and the night, allowing people to connect with their family and friends. Langarth is a place where people will live, work and thrive.

As a Garden Village it is set to offer:

- High quality homes
- Jobs and community facilities
- Services in an attractive, landscape-led setting
- Schools, medical centres, green spaces, public transport, new roads, community centres and shops
- Community with local character, strong services, integrated and accessible transport and green spaces.

Garden Village Principles

The aim is to create a vibrant and distinctive new community at Langarth where people want to live. Building upon nationally set guidelines - Garden Village principles, this includes:

- Walkable neighbourhoods
- Mixed use communities
- Sustainable transport
- Generous and high quality green spaces.

The scheme creates high quality, well designed housing and also provides:

- Improved infrastructure
- Spaces for work
- Services that fit the needs of a diverse population.

The scheme proposes key services at the start of the project rather than the end including:

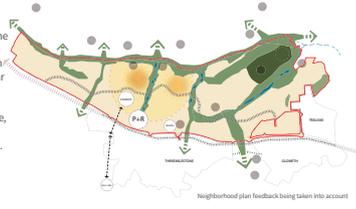
- The North Access Road link road
- New schools
- An extension to the park and ride scheme
- Health, leisure, play, faith, emergency facilities
- New community centres.

Masterplan options

Three scenarios have been identified as a result of a parameter matrix, which uses topography, green and blue infrastructure, number of nodes, design principles, constraints and opportunities to establish series of key transitions.

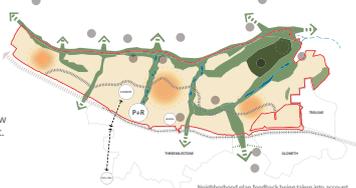
Scenario 01

The first option aims to minimise the footprint of the new development with a strong semi-urban extension of the proposed developments near the new stadium and the Hendra site. This enables the retention of a significant amount of the landscape, allowing the green element of the overall masterplan to be optimised. The new development will be defined by a strong edge towards the landscape and will have two local centres/ village squares.



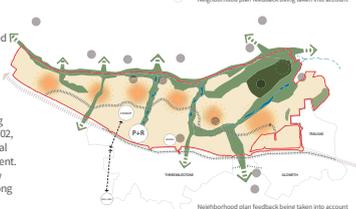
Scenario 02

Like the first scenario, this option maintains some of the physical connection with the proposed developments around the stadium and Hendra. However, some of the development density will be relocated in order to create two new village centres to the West and East. These new village centres will have a close connection with the green infrastructure.



Scenario 03

The third Scenario will be developed as five smaller settlements, with an emphasis on more low-density settlement clusters. These new settlements will have their own strong identity, surrounded by the landscape of the valleys. Expanding on the three centres from scenario 02, this scenario includes two additional clusters around the new park element. In this Masterplan scenario the new development is contained by a strong new landscape character.



www.cornwall.gov.uk/langarth

Next steps

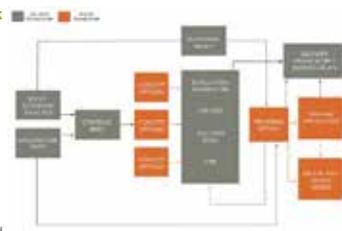
The masterplan team are working to a Project Programme, which builds the tasks upon RIBA workstages and their requirements. This programme seeks to submit an outline planning permission for the masterplan in April 2020.

STAGE 0	STAGE 1A	STAGE 1B	STAGE 2	STAGE 3
April 2019	August 2019	October 2019	December 2019	April 2020
Masterplan Development				
Outline Planning Application				
Outline Planning Application				
Outline Planning Application				

The Design Framework and the Delivery Framework

The Design Framework is the masterplan which will outline how the vision and design principles will look in spatial terms, through the layout of the various land uses across the site.

The Delivery Framework will ensure that the Design Framework meets the Council's objectives for development at Langarth, and that the proposals are affordable, commercially viable and deliverable.



EIA scoping

An Environmental Impact Assessment (EIA) is being undertaken alongside the masterplan. This systematic and holistic process will ensure that the masterplan proposals consider and mitigate any potential negative impacts on areas such as ecology, biodiversity and heritage.

Through understanding these impacts, the masterplanning team will also be able identify and take full advantage of any opportunities to make improvements and net gains through the development. This could include, for example, improving the quality, variety and resilience of trees and vegetation, or securing habitats for native species within the site.

The EIA is currently at the scoping stage and a number of surveys are underway, which will help provide a comprehensive picture on environmental aspects for Langarth.



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ENGAGEMENT

Overview of Engagement

Extensive public and stakeholder engagement as taken place and findings and concerns taken on board wherever possible.

- Over 50 one to one meetings with key stakeholders
- Many community engagement events with several presentations showing Vision, concepts, emerging options and final preferred masterplan.
- A rigorous process of engagement with the Langarth Stakeholder Panel (monthly meetings, chaired by Cllr Tudor) enabling the creation of 10 Design Principles
- Several Working Group session with invited key stakeholders from across the community representing sectors from tourism, business, community, environment, transport, education, health and wellbeing
- Workshops at schools and youth groups
- Presentation to Truro City Council
- Cornwall Design Review Panel

Public Engagement

Public engagement undertaken:

- Eight community engagement events (over 350 attendees in total)
- Early listening phase community events - Threemilestone, Hightertown, Chacewater, Shortlanesend and St Agnes.
- Presenting emerging options public consultation events – Threemilestone and Truro.
- Workshops at schools and youth groups inc Richard Lander and Chacewater schools, Truro Methodist Church Youth Group.
- Stand at Cornwall Business Fair 31st Oct
- In addition to conversations at events, feedback on the project has been gathered via questionnaire, both at events and online.

A monthly e-newsletter update is being sent to several hundred recipients, including Kenwyn Parish and Truro City Councillors, Cornwall Councillors, plus stakeholders and members of the public who have registered to receive it.

Key Concerns

1. The most significant concern recorded across conversations is around the impact Langarth will have on local infrastructure and services. Increased congestion on the A390, the lack of adequate public transport provision to mitigate congestion and reduce reliance on cars, and overburdened services such as schools and health facilities are the most frequently sited concerns. Early provision of infrastructure is seen as essential, in particular the school and community facilities.
2. A strong worry exists around how existing communities, from Threemilestone and its school, to Truro city centre and its businesses, will be impacted by the new 'offer' at Langarth. There is strong support for Langarth to complement, not duplicate and this applies to everything from education provision to the business and retail offer. Safe, efficient transport links and connections between surrounding communities and Langarth are seen as vital to this.
3. The current public transport network, the frequency and directness of service, the cost of travel and the lack of safe and connected footpaths and cycle paths currently make it hard for public and stakeholders to envisage a community where people can reduce their reliance on cars.
4. There is a growing sense that the Council's intervention in Langarth, should deliver a better, greener, more connected community and that this is in contrast to the previous piece-meal approach taken to development. The jury is still out however, and there is certainly a significant degree of cynicism and fear around the vision remaining true given the size and complexity of the site. Without a strong narrative, positioning and direction Langarth risks being seen as part of the problem not part of a solution and the wider community are very sensitive to this.
5. How you create a genuine community from scratch, with a sense of neighbourliness, belonging and care and ensuring community spaces and assets (outdoor and in) are well maintained in the long term is frequently sited as an issue that will need to be addressed. Providing homes for 'locals only' versus 'delivering a diverse and inclusive community' presents an interesting challenge!

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Perceived potential benefits

1. Affordable housing provision is the number one potential benefit cited by respondents within questionnaires, with new and improved indoor and outdoor community resources, access to diverse green space and potential for new, improved services and infrastructure following on behind. These findings are reflected in wider conversations too.
2. There is a growing sense, particularly amongst key stakeholders and reflected in the Working Group session that Langarth Garden Village could be an exemplar, not only to demonstrate a new era of place-making in Cornwall but also to meet the needs of the times and in response to the climate crisis
3. The intention to work from the landscape upwards; to protect and enhance green space, maintain existing and create new Cornish hedges, plant trees, create diverse, natural green space for everything from leisure, sport, play, growing, wildlife and nature, soft engineering is seen as a potential positive.
4. The current trends for multi-functional community spaces, bringing all kinds of services under one roof and for encouraging multi-generational interaction within community, provide an opportunity for Langarth to deliver benefits around health, wellbeing and social interaction which is seen as a positive.
5. There is exciting potential for Langarth Garden Village to incorporate many elements of 'eco' living, to ensure it is future proofed. Energy efficient homes, carbon friendly building materials, great public transport infrastructure, e-car charging points, car sharing, e-bike hire, resource efficiency, heat pumps, renewable energy, waste minimisation, reuse and recycling, grey water recycling, food growing on site. Smart metering from start. Understanding consumption and waste.
6. Langarth is being seen as a catalyst for change within the village of Threemilestone; the community are keen to see investment in the village and ensure that Threemilestone does not become the 'poor relation' to the new Garden Village.

Engagement Activities

Truro Day

During September 2019 representatives from the Langarth GV project joined representatives from the Pydar and Truro and Kenwyn Neighbourhood Plan projects in the Truro Place Shaping stand.

Around 200 people visited the stand during the day, with 61 comment forms completed by members of the public. There were also a range of children's activities, including designing a future village and the tree tag decoration.

Emerging themes included:

- A390 Traffic concerns – this was the area of greatest concern – over the current traffic congestion and the potential increases with the development. Location of crossings across the A390.
- Improvements to public transport and cycleways – concerns over the level of fares, and the accessibility of the park and ride service – ie opening hours and the limited places to buy tickets. Need for more frequent and cheaper bus services and safe cycling and pedestrian routes
- Truly affordable housing which met the needs of local people
- Improvements to public/ green spaces and calls for design to work in harmony with the natural processes, including the river and the wildlife which is already on the site
- Green spaces and community hubs for everyone to use and enjoy. Sports facilities for younger people in the site
- Key worker accommodation for staff at all levels of organisations such as the hospital, not just those in the more senior roles
- Scheme design to work in harmony with the natural processes, including the river, and the wildlife which is already on the site
- Identifying employment opportunities in the site itself and in other areas outside Truro to help reduce this
- Increased education and health services with high quality sports, culture and leisure provision for all ages

Truro City Council Presentation

Key members from the Team gave a detailed presentation on the project, and the development of the masterplan to a meeting of the full Council.

Councillors raised concerns over a number of issues including:

- How Langarth fits with the refresh of the Truro and Kenwyn Neighbourhood Plan
- 4,000 new homes excessive for local area
- Impact on Truro – traffic congestion / existing education, health and retail facilities
- Concerns over drainage and flooding
- Impact on the environment and climate emergency
- How the project fits with the Stadium.

Some councillors said they accepted that there were existing planning consents in place but, if a scheme had to go ahead, it was vital that the City Council had a role in shaping the new development was kept informed.

Cornwall Business Fair

The Langarth GV stand at this key annual event was well attended by representatives of local businesses of all kinds. More than 30 people visited the stand to talk to members of the team.

There was considerable interest in the proposals for the development. While some local businesses expressed concerns over the impact on infrastructure, others were optimistic about the potential positive impact on the economy of Truro. A large number were keen to be involved in the development of the scheme.

Developers Forum

In October 2019 a presentation to the developers forum took place. Here the design team introduced a panel of local developers to the masterplan proposal.

Progress and ideas were presented surrounding the design programme, vision, design principles, masterplan development and next steps. Keeping landscape at the forefront of the proposal was also discussed as a key aspect of the masterplan.

The developers forum reacted with great enthusiasm to the emerging options and vision for the development.

Threemilestone Community Centre

More than 100 people attended the drop in event held at the local Community Centre to see the emerging options for the site. 31 questionnaires were completed .

Whilst some people continued to express concern about the impact of the new development on roads, services and infrastructure, increasingly the conversations turned towards the opportunities presented by the new development.

Key messages included:

- Importance of investment in community infrastructure
- Need to ensure good connectivity with surrounding communities
- Working with the landscape to make the most of the natural environment
- The need for really good public transport networks
- Developing the potential to be self sufficient energy wise
- Providing good community buildings.

Kenwyn Parish Council Presentation

In November 2019, key members from the Langarth project team gave a detailed presentation on the project, and the development of the masterplan to a meeting of the full Council.

The site is located in the Kenwyn Parish so it was important to introduce the Council to the proposal and gather their thoughts on the emerging options. The design team presented the options and then time was allowed for the Council to give feedback and ask any questions.

Councillors raised concerns over a number of issues, including:

- Too many new homes would overwhelm existing infrastructure
- Negative impact on the village of Threemilestone – concern it would be seen as a ‘poor relation’
- Impact on the local schools and health facilities (including Shortlanesend as well as Threemilestone)
- Concerns over drainage - potential for flooding
- Impact on traffic congestion on A390

- Increasing access problems to village – ie access to industrial estate
- Scheme does not fit with changes to the Truro and Kenwyn Neighbourhood Plan
- 4,000 new homes excessive for local area
- Lack of existing sports facilities in village – how will this help.

Truro City Council Masterplan Development Update

Members of the Langarth team provided an update on the development of the masterplan and the preferred option to an informal meeting of the City Council in January 2020.

Key points discussed included:

- Surface water drainage – Truro is vulnerable to surface water run off – can the scheme ensure Truro is not at further risk
- Foul sewerage - need to understand how sewerage is going to be dealt with, is there sufficient capacity at Newham plant. Also need to ensure any storage tanks do not cause issues /smell etc. as has happened elsewhere in Truro
- Importance of public transport
- Need to ensure the development does not undermine existing Council funded services
- Deliverability - is the project viable?
- Support for bio diversity improvements and tree planting.

Stakeholder Panel

Cornwall Council set up the Langarth Stakeholder Panel with the aim to help shape the development of the Langarth Garden Village masterplan. The scheme needs to meet the needs of residents in Threemilestone and Gloweth, as well as the needs of new residents who will be living and working on the site.

Chaired by local Cornwall Councillor Dulcie Tudor, the panel includes representatives of:

- Truro City Council and Kenwyn Parish Council.
- Threemilestone School
- Threemilestone Community Centre
- Threemilestone business estate
- The stadium partnership
- Cycling and environmental groups

Councillor Tudor said “We want to protect the interests of the local community. This means creating positive benefits for both existing and future residents. Addressing concerns over the quality of some new homes. Addressing the impact on existing traffic congestion on the A390. Managing increased pressures on local schools and health services. We will work together to address these concerns. We want the scheme to provide a sustainable community. A more attractive place to live and good quality homes serving Truro.”

The Panel helped set the standards for Langarth Masterplan.

During the first panel meeting, members were asked for their ‘three wishes’ for the Langarth scheme.

They then worked with the masterplan team to create a range of design principles for the masterplan. These set the standards for place making and design.

Impact of the stakeholder panel

The Council said the community must lead the masterplanning of Langarth Garden Village. The work of the Stakeholder Panel has played a key role in helping to achieve this aim. Panel members have commented on their involvement in the Langarth project

The initial Stakeholder Panel raised a series of initial points, which included the following (not exhaustive):

- Focus on the places where different spaces, social contexts and functions meet each other; fully utilising the synergies between different programmes, tenures, etc
- Each element should be more than one thing if possible. Productive landscape and flood protection can double up as amenity spaces
- A rich mix of tenure, price points, typologies and designs to welcome households of all kinds; a place to start out in life and a place to stay
- Streets to be full of life, safe to play as well as support the movement of pedestrians, cyclists, electric cars and small buses
- Keeping it local, with focus on community with a village ethos, with schools, public squares, local shops, cafés, play areas and gardens
- New masterplan should make it easier for the residents to live their lives in a healthy and sustainable way
- New places should be well interconnected and integrated with Truro, Threemilestone, Treliske. The new development should compliment and enhance the existing programme in the surrounding settlements
- Govers Farm included with development area when the Truro & Kenwyn Neighbourhood Plan designates this as an area of green space
- Facilities near to schools. Both Threemilestone school and Malabar School are a 10 minute walk from any facilities that the parents of children attending these schools on the whole do not use these facilities together after dropping their children at school.
- The inclusion of commercial premises at each of the multicentre site may lead to duplication and as can be seen from local villages, smaller shops are not well supported and find it hard to survive
- Impressed with the quality of the presentation and the underpinning preparatory work that has obviously been done

Design Principles

Initially the Team had collated all the information, and came up with a series of pointers, which were the first iteration of the Design Principles required in order to create a coherent masterplan.

Taking into account the Langarth Stakeholder Panel input, Cornwall City Council Brief as well as publications such as Garden City Standards, NHS England's Healthy Towns and Transport for London's Healthy Streets guidance, a set of Langarth Design Principles were identified. These principles have been identified as a collaboration between all parties involved.

The **10 Design Principles** are:

1. Work with and enhance the quality of life for local communities;
2. Making it easy and possible to get around on foot, bike and public transport. Both within Langarth and into surrounding communities;
3. Help instil a strong sense of community;
4. Creating a place that builds upon and celebrates this unique environment;
5. Creating a hard working landscape that looks beautiful and is functional and productive;
6. Promote active and healthy lifestyles and a sense of wellbeing;
7. Designing for climate change resilience;
8. Offers a mix of homes of homes meeting the varying needs of residents;
9. Creating jobs and enhancing existing employment opportunities; and
10. A vision that is deliverable.

Further Input

Since the 10 Principles were agreed the panel has considered the emerging masterplan options in detail. This includes advising on:

- The design and quality of housing
- Transport links
- Community facilities, including new schools, health, leisure, play, faith and emergency facilities,
- Green and open spaces
- Working with the Council to develop community investment projects in Threemilestone and Highertown.

Subsequent to a optioneering process the panel members supported the proposal of five centres across the site. They worked on the development of five character areas.

They advised on the Design Codes and helped guide the required standards for all development on the site.

They also supported the comprehensive consultation and community engagement programme. They worked with the Truro and Kenwyn Neighbourhood Plan group.

The final meetings were "virtual" meeting because of the coronavirus restrictions.

During the last meeting panel members reviewed the preferred masterplan proposals. They also highlighted further proposals to consider in the final masterplan.



Fig.8: Stakeholder Panel Calendar of Engagement

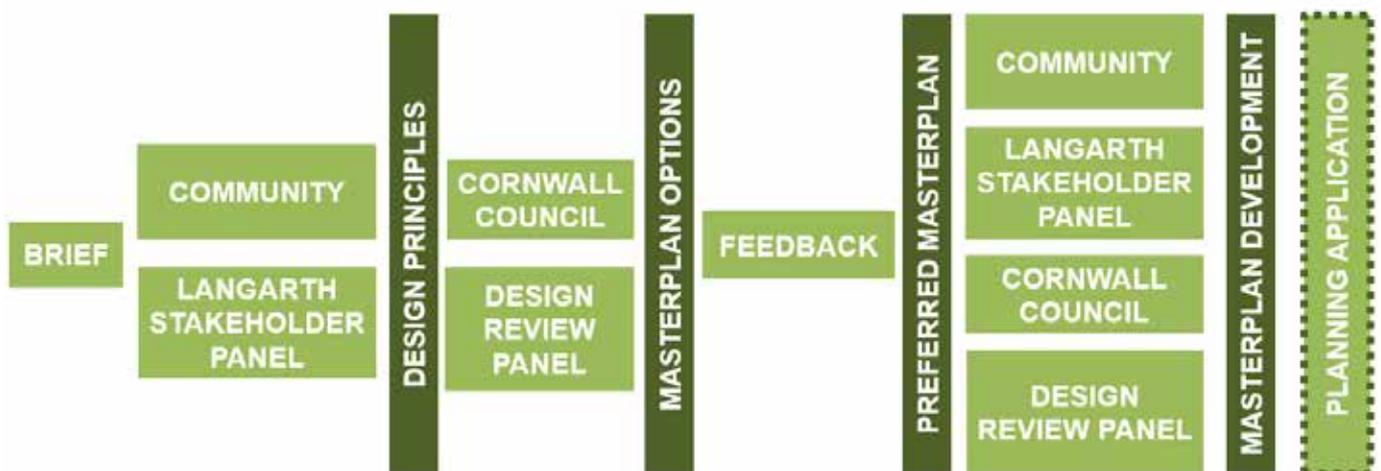
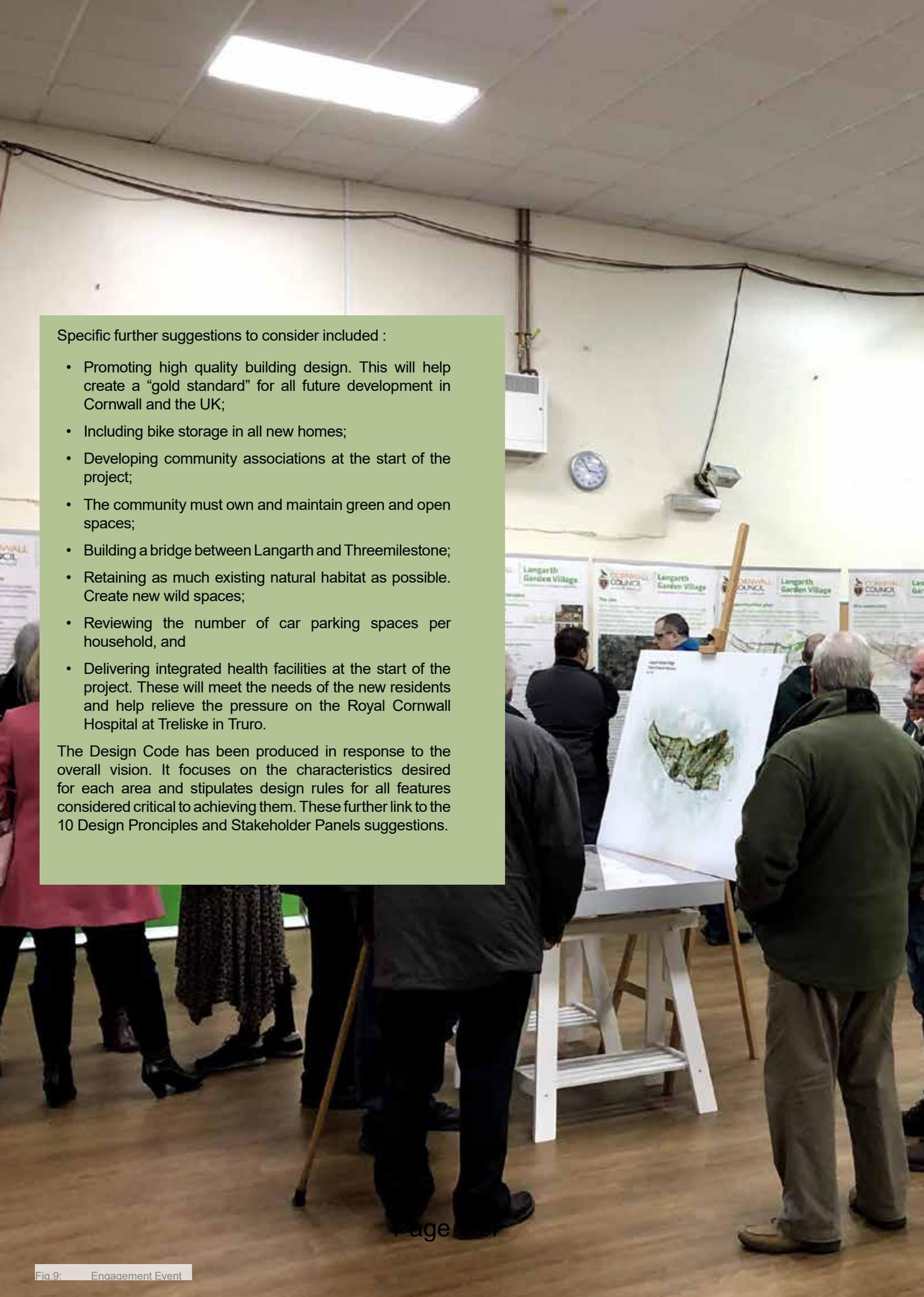


Fig.7: Project Process Map

Specific further suggestions to consider included :

- Promoting high quality building design. This will help create a “gold standard” for all future development in Cornwall and the UK;
- Including bike storage in all new homes;
- Developing community associations at the start of the project;
- The community must own and maintain green and open spaces;
- Building a bridge between Langarath and Threemilestone;
- Retaining as much existing natural habitat as possible. Create new wild spaces;
- Reviewing the number of car parking spaces per household, and
- Delivering integrated health facilities at the start of the project. These will meet the needs of the new residents and help relieve the pressure on the Royal Cornwall Hospital at Treliske in Truro.

The Design Code has been produced in response to the overall vision. It focuses on the characteristics desired for each area and stipulates design rules for all features considered critical to achieving them. These further link to the 10 Design Principles and Stakeholder Panels suggestions.





Optioneering Process

Centres Development

Early engagement provided the basis for the development of several concept options.

All options were built on the same philosophy of a landscape driven masterplan.

Three options were developed that differed by the number of centres/ village centres/ community hubs/ nodes or Centres, the masterplan was structured around. Each Centre could host a range of community, commercial, retail, leisure and play facilities.

Each option performed differently in relationship to the 10 Design principles and were evaluated accordingly.

Each had a relationship with Threemilestone as the fixed Centre point.

Several separate projects are being undertaken to extend the benefits that Langarth provides into Threemilestone and to ensure better connection between the two places.

These include:

- Community Hall at All Saints Church Highertown;
- A new hall at Threemilestone School;
- Upgrading the Community Centre;
- Providing new playing pitches;
- Improving the village centre to reduce congestion and increase parking;
- Improve pedestrian and cycle links with Langarth; and
- Potential expansion of the business park.

All options performed equally across most criteria including the mix of uses, provision and location of social infrastructure, and open space, and crossing points to the surrounding area

Variance occurs when considering how the number of Centres has an impact on criteria such as accessing facilities and services, encouraging active travel, and movement between places.

The recommendation from the Team and with Stakeholder Panel agreement was to proceed with Option 3 for further development, as it provided maximum development flexibility and was therefore more deliverable. It also provided the maximum Health & Well-Being benefits and related well to Threemilestone.

Option 1 Major LGV Central node - high density centre - Scored 56 pts in evaluation

Featuring a single large centre located opposite Threemilestone. This provided too great a walk from the extremities of the site to the centre.

Option 2 Partially Decentralised node - medium density centres - Scored 65 pts in evaluation

Featuring a three medium centres located opposite Threemilestone. This provided too great a walk from the some parts the site to the centres and discouraged commercial development along the NAR and in certain Character Areas.

Option 3 Decentralised node - lower density centres - Scored 73 pts in evaluation

This provided a well developed linear route along the NAR, opportunity for better phasing, a varied and commercial offer across the site.

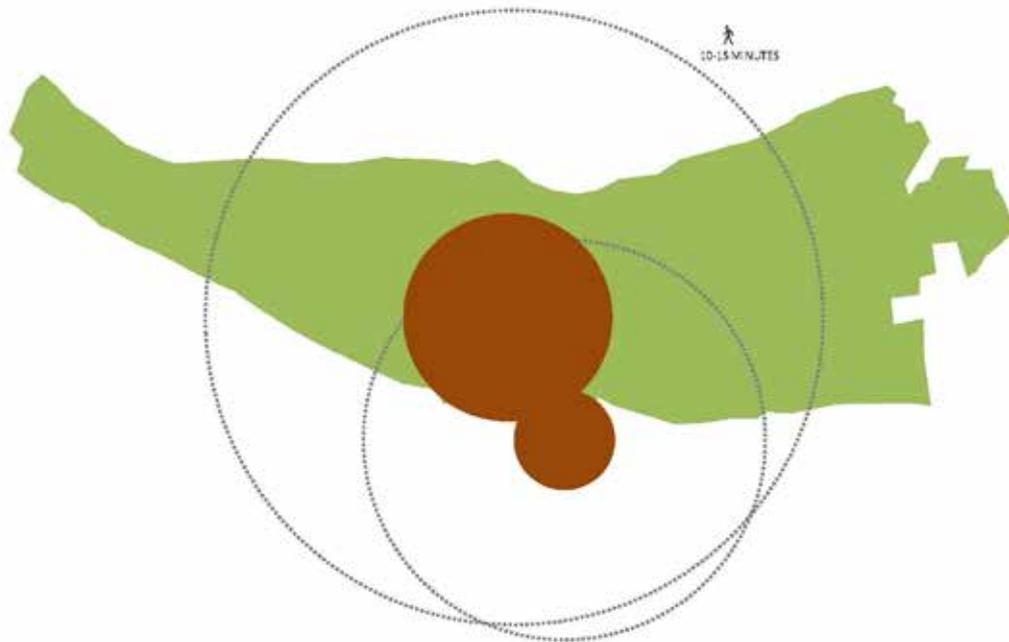


Fig.10: Option 1

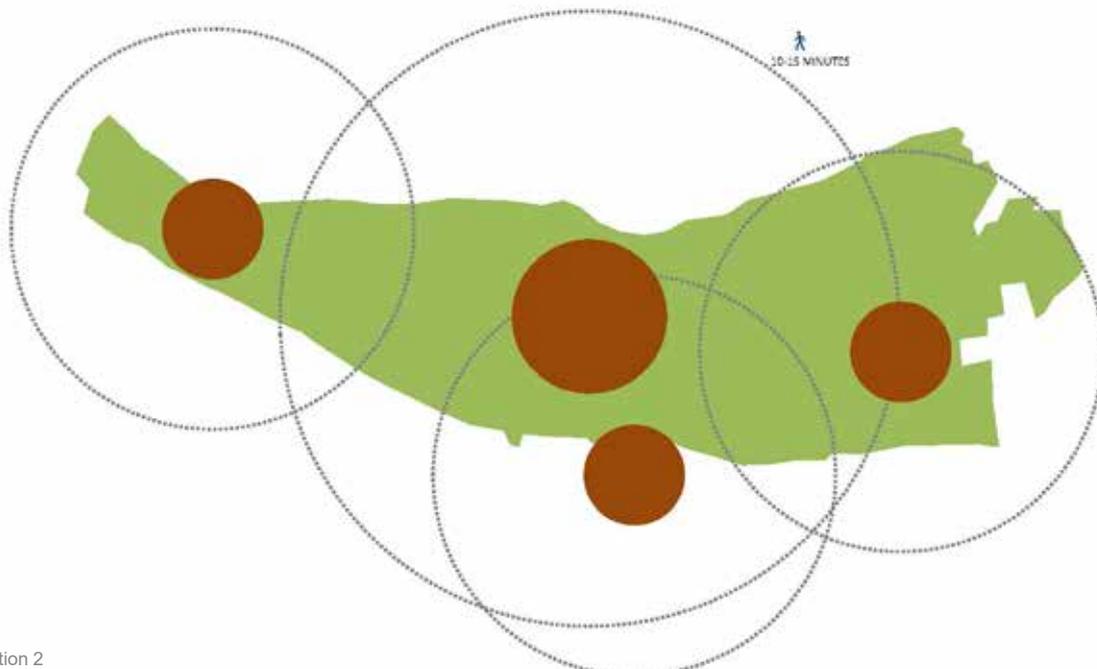


Fig.12: Option 2

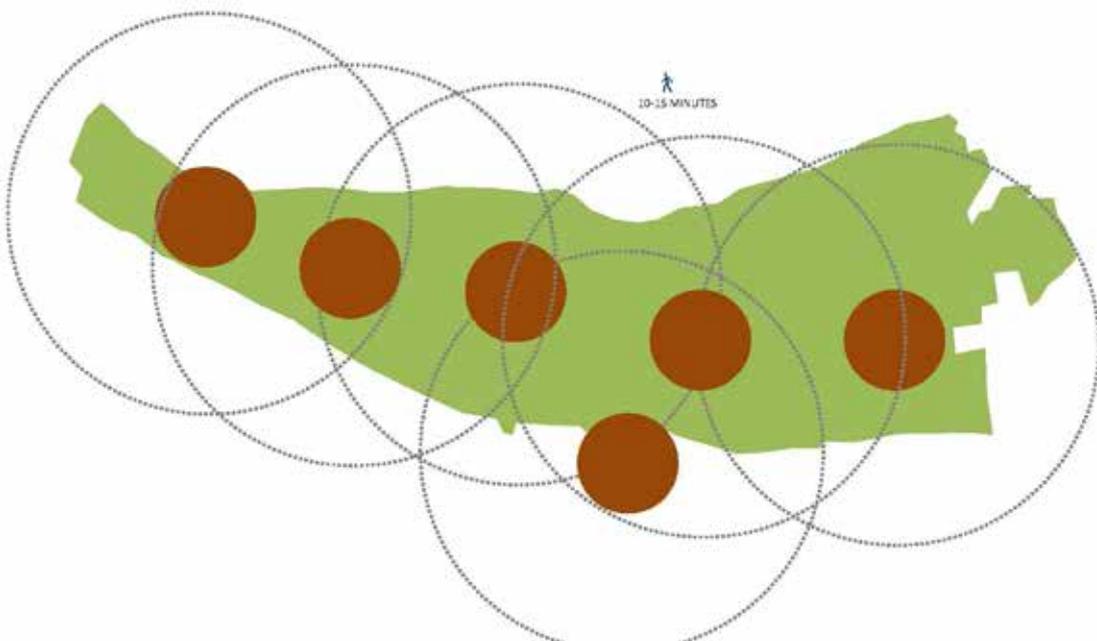


Fig.11: Option 3

Themed Working Group

The first of the themed working group sessions took place on Thursday 7th November at Pydar St Pop Up. Key stakeholders and experts were invited to themed working group sessions at key stages of the masterplanning process. Groups discussed emerging concepts and design development presented by the design team, examining, critiquing and providing a local opinion on the evolving development.

At the first themed working group, 65 key stakeholders were invited from across the community representing sectors from tourism, business, community, environment, transport, education, health and wellbeing. Each table was guided in exploratory conversations around 4 themes related to:

- Creating a community;
- Movement, travel and transport;
- Response to the climate crisis; and
- Opportunities (complementing not duplicating).

Facilitators kept to the broad subject topic but used questions as prompts. Conversations were allowed to expand and follow paths as led by participants. Some ideas from each table were captured on post it notes and a representative from each group gave a short presentation of their findings.

Themed Working Groups Key findings

Creating a Great Place & Community

- To create a community you need welcoming indoor and outdoor spaces and facilities where people of all generations and backgrounds can mix. Can be anything from a café to a community centre to a laundrette to a park
- You can encourage neighbourliness through design, and this then sparks community by encouraging people to meet as they drop bins, pick up parcels etc. Neighbourliness is key first step in community forming
- Without ownership and a sense of belonging, community will struggle to form. This also helps with ongoing care of community assets eg Trusts/Community ownership
- Ease of access and movement both within Langarth and from and to existing communities is key

- Need to start community building early and involve existing groups and individuals. Think carefully about catalysts to spark community! Can often be around young families, nurseries and schools
- Need to think about the demographic of the residents as well as the visitors early on – this impacts on community engagement and volunteer engagement
- Need a clear economic model for sustaining and maintaining the community infrastructure. How will the funds be generated? Energy generation? Renting out community space?

Movement, Transport & Active Living

- Need clear incentives to use the car less from day one. Cheap public transport, provision of season tickets for residents, safe and pleasant cycling and walking routes. Joined up public transport infrastructure
- Feelings around car parking spaces, restricting parking in certain areas, drop off points, car use generally were mixed – need to be realistic for residents but also encourage foot/bike/public transport first
- Sports pitches, wild spaces, play-culture that supports children and young people, gym, swimming pool. Multi-functional spaces so that stuff is all under one roof to reduce travel
- Strategic, long term, accessible green area is vital for Truro
- Good connectivity with existing communities essential. Think about how cycle-paths connect with Saints Trail and on into city
- How can we protect/enhance existing lanes and tracks?
- Trend is for active, free play, away from formal sports, more informal 'play when I like, do as I like'
- Natural adventure type play, water, boulders, trees, trails – kids will be able to adapt and do something different each time (rather than swings and slides). Bring water and woodland into footpaths and trails
- Enhance what we already have in the landscape, slopes, water, fishing lakes, trees –all part of healthy, active life.

Responding to the Climate Emergency

- Energy efficient homes, carbon friendly building materials, resource efficiency, heat pumps, renewable energy, waste minimisation, reuse and recycling, grey water recycling. Smart metering from start. Understanding consumption and waste
- On site growing of food, community café, orchards, mix of public and private garden spaces. Shared spaces to be 'given' to community early on. Health and wellbeing benefits too
- Retain trees and hedges – a tree for every home
- Electric charging points in homes and public spaces. Energy storage for renewable energy generated on site. AD for food waste
- An exemplary public transport network that puts public transport, cycle and foot ahead of car. All city buses to be electric
- Talk to young people about what they want and need
- Pay heed to site topography, wind direction, aspect – listen to the land.
- On site day care for children, older people and pets too. Consider how to encourage interaction between different ages. Students nurses living with older people for example
- How do we create business opportunities that have minimal transport requirements? Home working, professional services, innovation centres, digital services
- A central place for deliveries to be dropped and a volunteer delivery network – helps with community development too; and
- Make Langarth fit within the wider vision for economic growth in Truro and Cornwall – but be a driver not a follower.

Exploring & Enhancing Opportunities

- Must complement not duplicate what already exists
- Encourage and provide for home working. Ensure there is also a place for home workers to meet up and interact with others
- Create flexible employment and storage space for trades as well as for offices
- Improve access to Threemilestone and Threemilestone industrial estate
- Need great connectivity with Truro city centre and key employers – much employment and retail will be outside Langarth and this should be embraced through accessibility and links
- Think about the Stadium and Hospital and how sports, leisure, health and wellbeing can all come together at Langarth
- What facilities will visitors want when coming to the Stadium? What might Langarth offer that would attract tourists? Key to enhancing this offer are connections and linkages back to Truro and wider communities



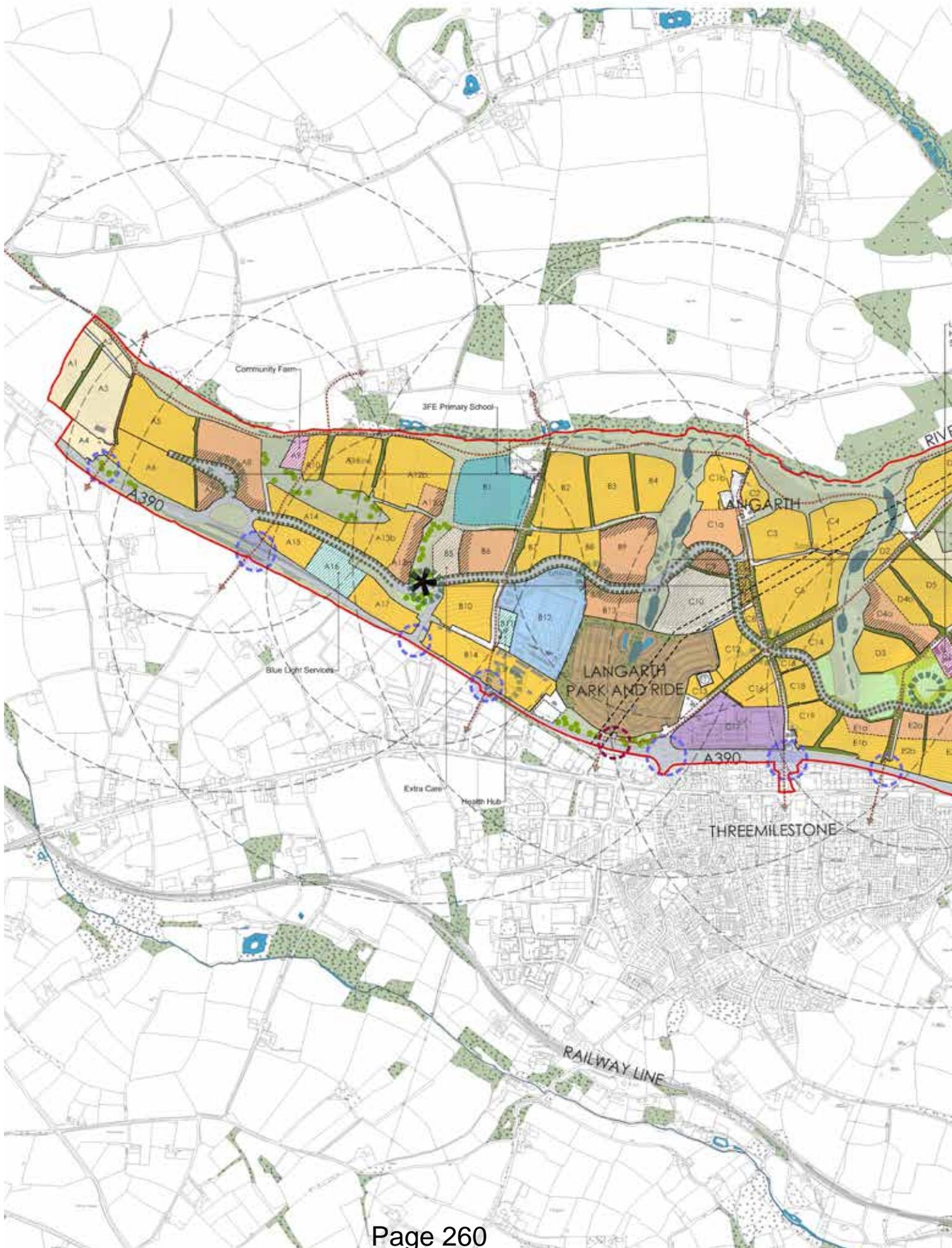
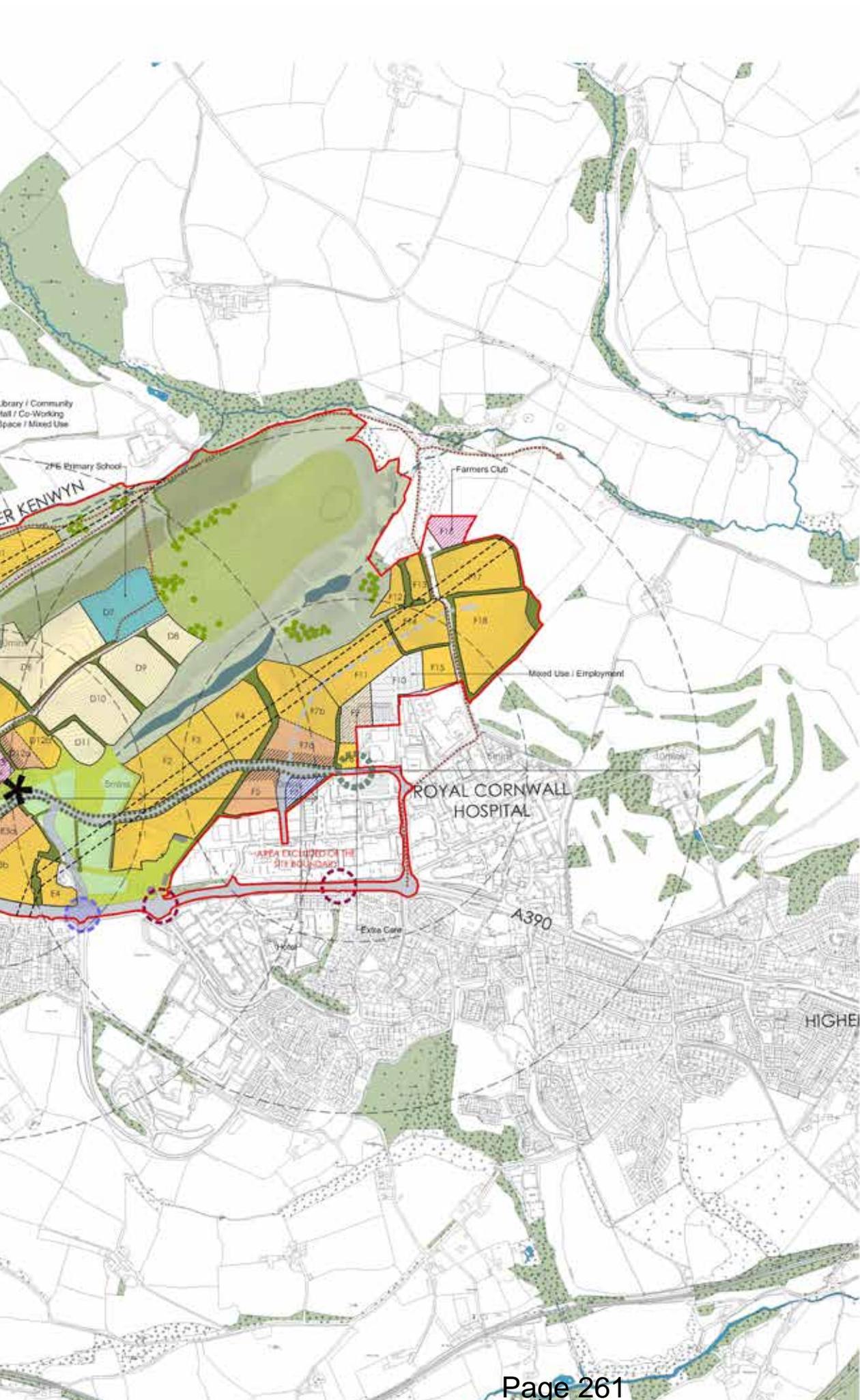


Fig.14: Developed Option 3 Concept



- Key**
- Site Boundary
 - Area = 253.86 Ha (627.30 Acres)
 - Existing Buildings on Site
 - Developable Plots
 - Strategic Green
 - Ancient Monument Land
 - Proposed Parkland
 - Existing Woodland
 - Proposed Woodland
 - Proposed Woodland Edge
 - Existing Trees and Hedgerow
 - Proposed Tree Avenue
 - Existing Waterway
 - Proposed Water Body
 - Lowest Density Housing - 30 dph
 - Low Density Housing - 35 dph
 - Medium Density Housing - 40 dph
 - High Density Housing - 45 dph
 - Highway Land
 - Heritage - Retail
 - Stadium
 - Park and Ride
 - Existing Crossing
 - Potential Main Crossing
 - Potential Secondary Crossing
 - Arrival Space / Square
 - Pedestrian Routes
 - NAR Connections
 - School Drop Off / Pick Up
 - Community Uses
 - Health Uses
 - Extra Care Uses
 - Hotel Uses
 - Mixed Uses
 - Park and Ride Extension
 - Substation

Public Engagement response

The 10 Design Principles and three Options, Preferred Developed Option have been presented and discussed at many engagement events with the public.

Some respondents expressed objections based on the principle of developing the site and wider concerns with infrastructure capacity in the area, most notably the possible increase in pressure on an already congested A390.

Local residents are on the whole broadly knowledgeable about the Council's plans to develop the Langarth site and its inclusion in the Kenywn & Truro Neighbourhood Plan. They are less so of the previous permitted applications.

A number of respondents expressed their support for elements of the masterplan as they were aware of the existing planning permissions and were happy to see a more holistic response to developing the site.

There was however negative responses from a number of locals, mainly due to the fact that they believed the site should be left untouched. 71% gave feedback that was on the whole negative with 29% giving a positive or neutral response.

The exercise of prioritising design principles highlighted areas of the masterplan design that were of importance to neighbouring communities. 18% included "environment" as a priority and 11% chose "green space & landscape", demonstrating the importance of the masterplan being a successful Garden Village that incorporates landscape and green infrastructure without negatively impacting the local environment and existing countryside setting.

Below is a breakdown of responses received (121 total) from the public questionnaire prioritising Design Principles:

1. Enhancing communities - **13**
2. Public Transport, Walking, Cycling - **14**
3. Sense of Community - **2**
4. Environment - **22**
5. Green Space & Landscape - **13**
6. Health & Wellbeing - **10**
7. Climate Resilience - **10**

8. Mix of Homes - **4**
9. Employment - **5**
10. Deliverability - **2**
11. Other - **26**

When prioritising the established Design Principles, 21% of those surveyed included the option of "other". Some of the alternative priorities for members of the public included:

- Hospital / medical facilities
- Affordable homes
- Retaining the site as it is
- Impact on existing sewerage infrastructure
- Social housing for those earning lower than average income
- Enhance town centre first
- Farm the land instead
- Infrastructure before development
- Doctors, dentists, schools;
- Respect & enhance the existing environment
- Sustainability
- Leave as is
- Public involvement
- Traffic management
- Homes to passivhaus standard.

Many members of the public voiced concerns regarding the development. Some of the reasons for negative responses included:

- Increase in traffic on the A390
- Do not support development on agricultural land
- Wrong site for development
- Increased rat-running on quiet lanes
- Cost to tax payers
- General infrastructure concerns (e.g. schools and hospitals at capacity)

- Impact on hospital access for staff & patients
- Reality of achieving carbon-neutral development
- Potential flooding of the River Kenwyn.

Response to Feedback

The feedback and comments received during the pre-application stages directly influenced the layout of the scheme and helped to refine the plans ahead of submission.

Principle of Development

Several respondents expressed opposition to the principle of developing on this site. Many of the locals consulted agreed with the proposal and its principles of design, yet felt that the existing agricultural land of the Langarth site was not the appropriate setting for such development.

The masterplan is a direct response by Cornwall Council to create a site wide vision for a site that currently has various planning permissions. The Truro and Kenwyn Neighbourhood Plan identifies the site for the delivery of new homes, public open space, community facilities and leisure uses.

The masterplan by its very nature cannot totally address peoples concerns on the principle of development but does however provide a range of community uses, facilitate improvements in nearby communities, provide relief to the A390 and better access to a enhanced biodiversity and countryside.

Traffic Management

One of the key topics of discussion with members of the public involved the potential increase in pressure on what is already perceived as a congested traffic network. Many members of the public felt that the site's proximity to the A390 would increase the levels of traffic on what is already a busy road into Truro.

A key aim of the masterplan is to improve management of the highway network, and in turn improve journey times, reliability and resilience of the highway network. The Northern Access Road, the proposed link road through the site, will aim to alleviate some of this pressure, as part of the wider strategic highway improvements being delivered by Cornwall Council.

This new route will reduce traffic flows on the A390 and aims to reduce conflict and safety concerns associated with rat running on quiet lanes, to the benefit of local residents and road users.

Impact on Local Infrastructure

Another frequent comment during the consultation related to the effects of the proposed development on infrastructure and public services in this area of Truro.

As part of the planning application process, the Council would enter into a legal agreement which would secure significant financial contributions towards local infrastructure and services in the form of a Community Infrastructure Levy (CIL) and Section 106 payments. The nature and amount of these contributions is subject to discussion with the local authority, but would most likely contribute to local infrastructure such as healthcare, educational services and the public transport system.

In addition, the proposed masterplan will deliver opportunities to improve existing school and public healthcare provision in the district, to ensure that development is sustainable and respects the needs and interests of neighbouring residents.

Impact on Existing Communities

With public engagement taking place in communities in close proximity to the site, many residents showed concern regarding the impact development would have on their already established community.

Cornwall Council recognise the concerns which have been expressed by people living in existing communities close to the proposed Garden Village site and the potential impact of the new development on their local facilities and services. While funding for new community facilities would normally come from land sales and be delivered towards the end of the development, Cornwall Council is providing early investment for a number of projects to ensure that local services do not come under pressure.

The masterplan will improve local transport systems and access to the site from neighbouring districts, meaning residents of said communities will have greater access to open space, employment, community facilities, leisure uses and retail. Improvements to the A390 will also introduce safe crossing points along the busy dual carriageway, in order to ensure access is possible for people of all ages and ability.



PART B

MASTERPLAN DESIGN

MASTERPLAN



Fig.15: Illustrative Masterplan

Langarth Garden Village

MASTERPLAN SUMMARY



MASTERPLAN BENEFITS

Masterplan Benefits over the previous permitted schemes

Design Principle (DP) 1- Work with and enhance the quality of life for existing communities

Previous planning applications offer:

- 3 Primary Schools (single form entry);
- 1 Health Centre;
- 2 Care Homes;
- 2 Hotels; and
- Community and Sport Facilities.

Langarth proposal offers:

- Mixed Uses / Retail;
- Health facilities as part of mixed use;
- 2 Extra Care Facilities;
- Minor Injury Unit; and
- NAR (segregated cycle route and public transport integration); and
- Supporting Infrastructure.

DP 2 / Making it easy and possible to get around on foot, bike and public transport, both within Langarth and into surrounding communities

Previous planning applications:

- Do not have a coherent route through due to the lack of Northern Access Road;
- Movement and access strategies differ from scheme to scheme;
- Cycling and walking are addressed within each scheme individually; and
- Walkable Neighbourhood Guidance is followed in principle.

Langarth proposal:

- Incorporates NAR within the scheme;
- Cycling and pedestrian movement merges with green infrastructure strategy;
- Public transport has been incorporated within the masterplan design;
- E-bike and car-sharing facilities are embedded within the movement strategy; and
- Proposes electric vehicle charging for every house with a 7KW currently agreed.

DP 3 / Help instil a strong sense of community

Previous planning applications:

- Provide various uses within the landscape strategy such as allotments, community garden and sports pitches;
- Propose Pavilion or Club House as well as Community Hall;
- Considers Community Orchard and Outdoor Sport within the Land Use; and
- Integrates some open space, but lack coherent strategy combining all the schemes.

Langarth proposal:

- Divides masterplan into six areas allowing for small-scale sense of community to flourish;
- Connects Threemilestone as series of gateways into the development;
- Translates active street corners, green corridors, and a concentrated city centres into a new, sustainable district;
- Connects the centres within the scheme in a natural and organic way, which promotes human door-to-door network; and
- Generates open space allowing for community interaction.

DP 4 / Creating a place that builds upon and celebrates this unique environment

Previous planning applications:

- Render utilised;
- Some stone;
- Timber cladding; and
- Provides a number of different typologies which do not work coherently with the entire scheme.

Langarth proposal:

- Connects built environment with the surrounding landscape;
- Promotes use of locally sourced materials within the building typologies;
- Arranges the settlements into smaller clusters building upon Cornish historic settlements;
- Provides a variety of typologies within each cluster creating distinctive character; and
- Treats community facilities as focal point in the central common areas.

DP 5 / Create a hard working landscape that not just looks beautiful, but is productive and functional

Previous planning applications:

- Integrated Equipped Play Areas and Sports Facilities within the landscape;
- Proposes some allotments and community gardens;
- Uses estate trees as landscaping;
- Use of green routes to promote pedestrian activity – not as extensive and not joined up; and
- Does not use landscape as the basis of a site wide concept.

Langarth proposal:

- Offers the rural village model with a tight relation to nature;
- Connects the development to local biodiversity;
- Provides play areas where children and families can play;
- Embeds community food production into the proposed landscape;
- Site wide green infrastructure utilised as basis for the masterplan concept;
- Green Infrastructure:
 - Previous planning applications:
 - 37ha (a total of 23%) this all across all planning applications
 - Langarth:
 - Without Governs Farm: 90ha (38%)
 - With Governs Farm) 102.8ha (44%)
- There will also be a % of open space within each plot in most plots, it could be a 5% as an overall of the developable land which accounts to 5ha.
- New Forest amounting to 5.03ha area for new trees.

DP 6 / Promote healthy and active lifestyles and a sense of wellbeing

Previous planning applications:

- Does not have a coherent transport strategy, that across site or linking to wider locale could promote active modes of transport;
- Does have some green corridors promoting pedestrian activity; and
- Promotes some sports facilities incorporated within the landscape.

Langarth proposal:

- Prioritises walking and cycling over vehicular mean of transport;
- Takes public transport into account within movement strategy;
- Promotes social cohesion with a well thought-out community facilities;
- Provides allotments and food production areas as a way to bring people together;
- Provides a series of sports, play and cultural spaces;
- Prioritises walking and cycling over vehicular mean of transport;
- Takes public transport into account within movement strategy;
- Promotes social cohesion with a well thought-out community facilities;
- Provides allotments and food production areas as a way to bring people together; and
- Provides a series of sports, play and cultural spaces.

DP 7 / Designing for climate change resilience

Previous planning applications:

- Follow some of the principles identified in Sustainable Homes Design Codes;
- Does not meet the current Environmental and Sustainability Principles set as part of the project brief; and
- Could be delivered to meet minimum standards.

Langarth proposal

- Integrates air source heat pump with photovoltaic (PV) panels;
- Minimises land take & environmental footprint;
- Provides a gas free energy supply for the entirety of the scheme;
- Promotes sustainable drainage and natural flood prevention systems;
- Promotes food waste management; and
- Provides a commitment for 20% enhancement to biodiversity across site (national policy will soon be 10%).

DP 8 / Offer a mix of homes meeting the varying needs of residents

Previous planning applications:

- Does not have a coherent density or height strategy across site;
- Housing mix is considered for each application in isolation;
- Dwelling are generally 2 to 2.5 stories in scale;
- Gives topography some consideration;
- 35% Affordable Housing for Langarth Phases 1 and 2;
- Provides a good mix between detached (15%), semi-detached (25%), terraced houses (55%) and bungalows (5%);
- Raises building standards above Building Regulations;
- Builds the new neighbourhoods with the topography, allowing for easier access and maintenance;
- Provides a range of heights and densities that work with the landscape; and
- Commits to 35% Affordable Housing min - 1313 affordable homes.

DP 9 / Creating jobs and enhancing existing employment opportunities

Previous planning applications:

- Provides District Centre and some food and non-food retail uses;
- Promote some industrial units;
- Provide hotel uses; and
- Retail provisions work in isolation from one another.

Langarth proposal:

- Will promote use of local tradespeople for construction;
- Creates local employment opportunities on and off site;
- Promotes live-work housing solutions;
- Identifies the link between business opportunities and proximity to Cornwall Stadium; and
- CC progressing studies how Threemilestone Industrial Estate can be enhanced and extended.

DP 10 / A vision that is deliverable

Previous planning applications:

- Have been generated in isolation from one another;
- Do not have a coherent strategy in terms of movement, density, height, green infrastructure and climate change resilience; and
- Have not been delivered and some are arguably not implementable.

Langarth proposal:

- Works with Delivery Framework ensuring deliverability of the scheme across the region;
- Tests the cost and appraises the delivery of the scheme during design stage; and
- Assumes mixed tenure that equates of an average 35% Affordable and 65% Market Sales for the costing exercise.

Specific benefits to existing and future local residents of the Council's involvement include:

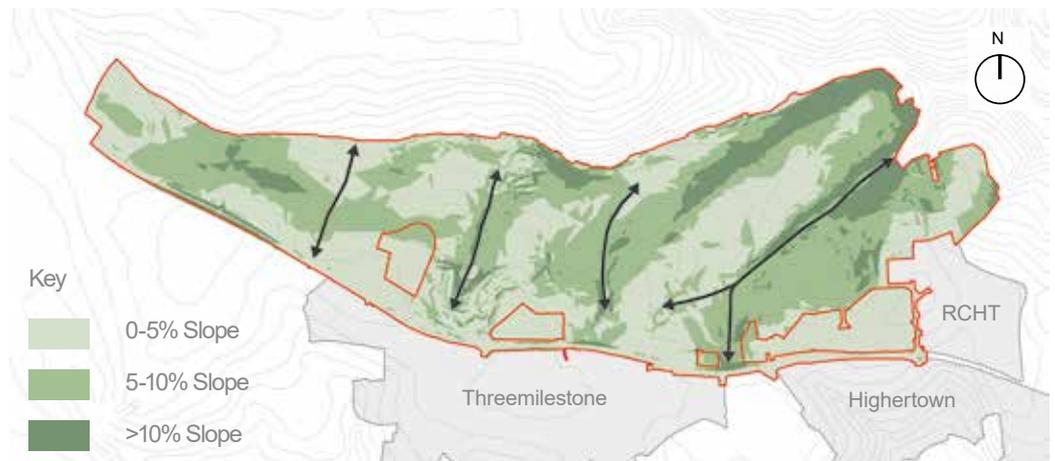
- Protecting at least 48% of the existing green space within the site (compared with just 23% in the previous applications);
- Providing at least 35% affordable housing (for local people), as well as homes for key workers such as nurses and teachers, and extra care housing for older people and people with disabilities;
- Building high quality homes to a standard at least 20% higher than current building regulations, with a target of achieving Zero Carbon by 2030;
- Using low carbon energy sources such as ground source heat pumps to heat the whole development rather than fossil fuels, with electric charging points for every house and high levels of insulation;
- Providing new primary schools and health facilities at the start of the project (rather than at the end when all the houses have been built);
- Improving transport links – with works to improve the existing A390 as part of a wider transport strategy for Truro, as well as delivering the new Northern Access Road at the start of the development, providing segregated cycle paths which link with new cycle routes into and around the city, and improved public transport, with increased bus services, cheaper fares, and E-Bike and E-car clubs;
- Improved connectivity with generous and interconnected green corridors linking to existing settlements at Threemilestone, Treliske and Gloweth, with the Royal Cornwall Hospital, Truro and Penwith College and with existing and planned retail developments in the rest of Truro;
- Investment in community projects in Threemilestone and Highertown areas to help ensure local services do not come under pressure as a result of the Langarth scheme. These include a Community Hall at All Saints Church Highertown, a new hall at Threemilestone School, upgrading the Community Centre, providing new playing pitches, improving the village centre to reduce congestion and increase parking and improve pedestrian and cycle links with Langarth and the potential expansion of the business park;
- Using sustainable drainage systems as a natural flood prevention system that enhances biodiversity;
- Creating a vibrant, co-ordinated development where people want to live, work and visit, with green and public spaces allowing communities to interact and flourish; live-work housing solutions, including access to superfast broadband and support for start-ups and growth for small and medium sized enterprises, and new sports, cultural and play areas;
- Providing areas for young families to live, close to schools and surrounded by nature and opportunities for children to develop in close relationship with landscape;
- Building on Cornish heritage and promoting the use of locally sourced building materials and local tradespeople to create a variety of different housing sizes and styles – not a bland “one size fits all” approach;
- Setting the development within the historic fields to minimise impact on existing hedgerows, and creating new hedges to help increase biodiversity on the site by up to 20%;
- Planting at least 50,000 new trees as part of the Forest for Cornwall;
- Providing allotments, community gardens and community orchards to support food production and bring communities together; and
- Maximising the potential of proximity to the Stadium and Threemilestone Industrial Estate for work and leisure opportunities.

MASTERPLAN ATTRIBUTES

Concept Build-up

Site Topography

- Addressing existing slopes
- Utilising natural valleys
- Undulating landscape
- Maintaining valley views
- North facing slopes



Landscape Retention

- Connections to existing green infrastructure
- Utilising existing waterways
- Enhancing existing landscape on site



Heritage Protection

- Governs Suitable Alternative Natural Greenspace (SANGs)
- Scheduled monuments
- Retaining key views to and between landscape
- Incorporating key existing buildings



Field Pattern Retention

- Historic field pattern defines plot structure
- Hedgerows along existing boundaries



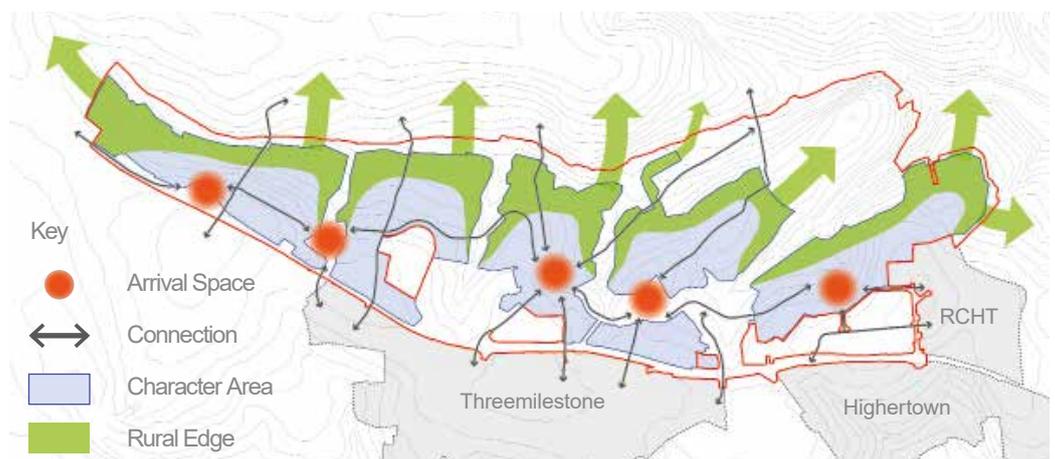
Integrated Connectivity

- New link Northern Access Road (NAR)
- NAR/A390 connections
- Retained quiet lanes
- Links to wider communities



Neighbourhoods

- Distinct settlements
- Connected by pedestrian and cycling routes
- Varying in character
- Connections to existing neighbourhoods
- Rural edge transitions between landscape and development



Langarth Garden Village

MASTERPLAN SUMMARY

Urban Design Framework Plan - West

Key

-  Site Boundary
-  Green Infrastructure
-  Character Area
-  A390 Corridor
-  NAR - Traditional
-  NAR - Standard
-  NAR - Suburban
-  NAR - Urban
-  Primary Cycleway / Footpath
-  Heritage Route
-  Landscape Landmark
-  Local Centre
-  Main POS Amenity
-  Public Open Space - POS
-  Community Facility
-  Mixed Use
-  Landmark Building
-  Open View to Countryside
-  Development Frontage
-  Public Art



Langarth Garden Village

MASTERPLAN SUMMARY



Langarth Garden Village

MASTERPLAN SUMMARY

Urban Design Framework Plan - East

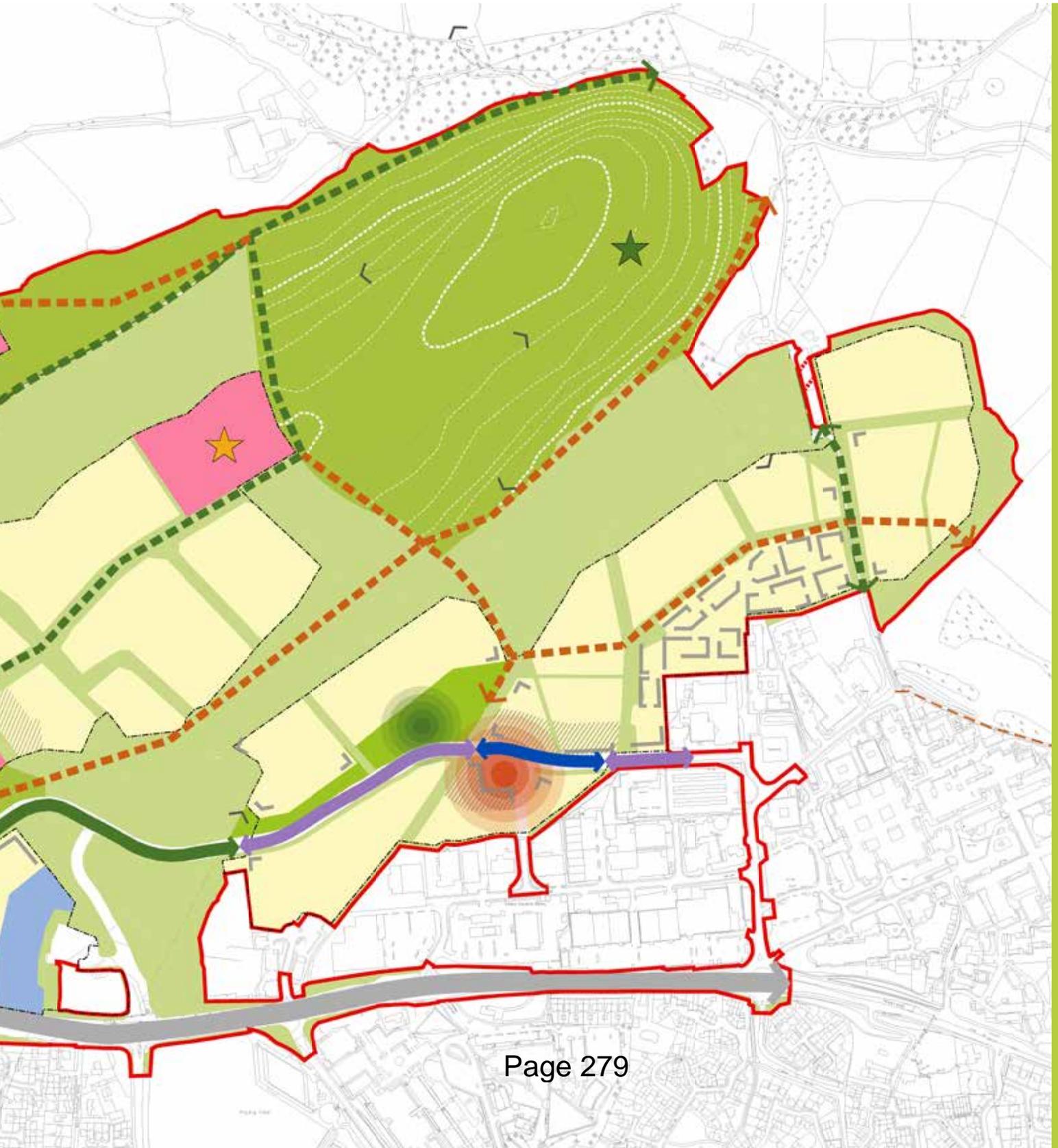
Key

-  Site Boundary
-  Green Infrastructure
-  Character Area
-  A390 Corridor
-  NAR - Traditional
-  NAR - Standard
-  NAR - Suburban
-  NAR - Urban
-  Primary Cycleway / Footpath
-  Heritage Route
-  Landscape Landmark
-  Local Centre
-  Main POS Amenity
-  Public Open Space - POS
-  Community Facility
-  Mixed Use
-  Landmark Building
-  Open View to Countryside
-  Development Frontage
-  Public Art



Langarth Garden Village

MASTERPLAN SUMMARY



GREEN INFRASTRUCTURE

Working with the Site

Creating a comprehensive and connected network of Green Infrastructure (GI) will mean that green space is easily accessible from any part of the Langarth Garden Village. The proposed GI network will also help sustain the character of the Kenwyn and Treliske valleys, while assisting to integrate the Langarth Garden Village into the wider area and providing a high quality environment.

The connected network of GI is designed to support healthy living providing opportunities for active travel, sport and recreation, well-being and community engagement. It accommodates habitats for wildlife and sustainable drainage, while trees and woodland support cleaner air and assist in carbon capture.

The network of GI provides a series of legible and recognisable character areas, including more formal areas near to the A390 and sections of the Northern Access Road (NAR). The existing semi natural character is retained near to the River Kenwyn and Treliske watercourse, while the landscape setting to the Penventinnie Scheduled Monument is enhanced.

The green corridors formed by the smaller tributary watercourses to the River Kenwyn are retained and a semi natural character is proposed. Other types of GI such as amenity green space, play, allotments and sports pitches are accommodated on more level ground in convenient and accessible locations.

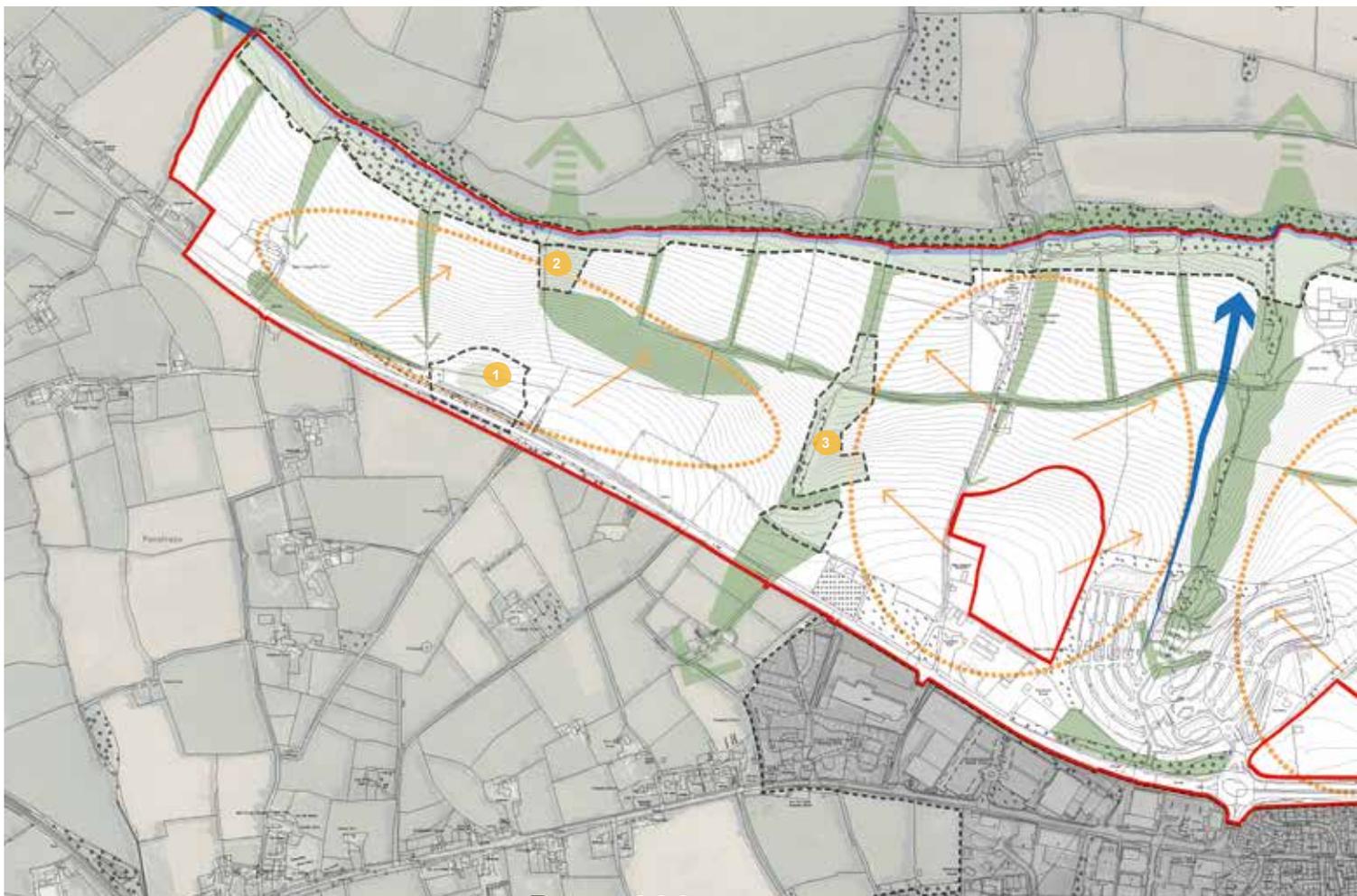
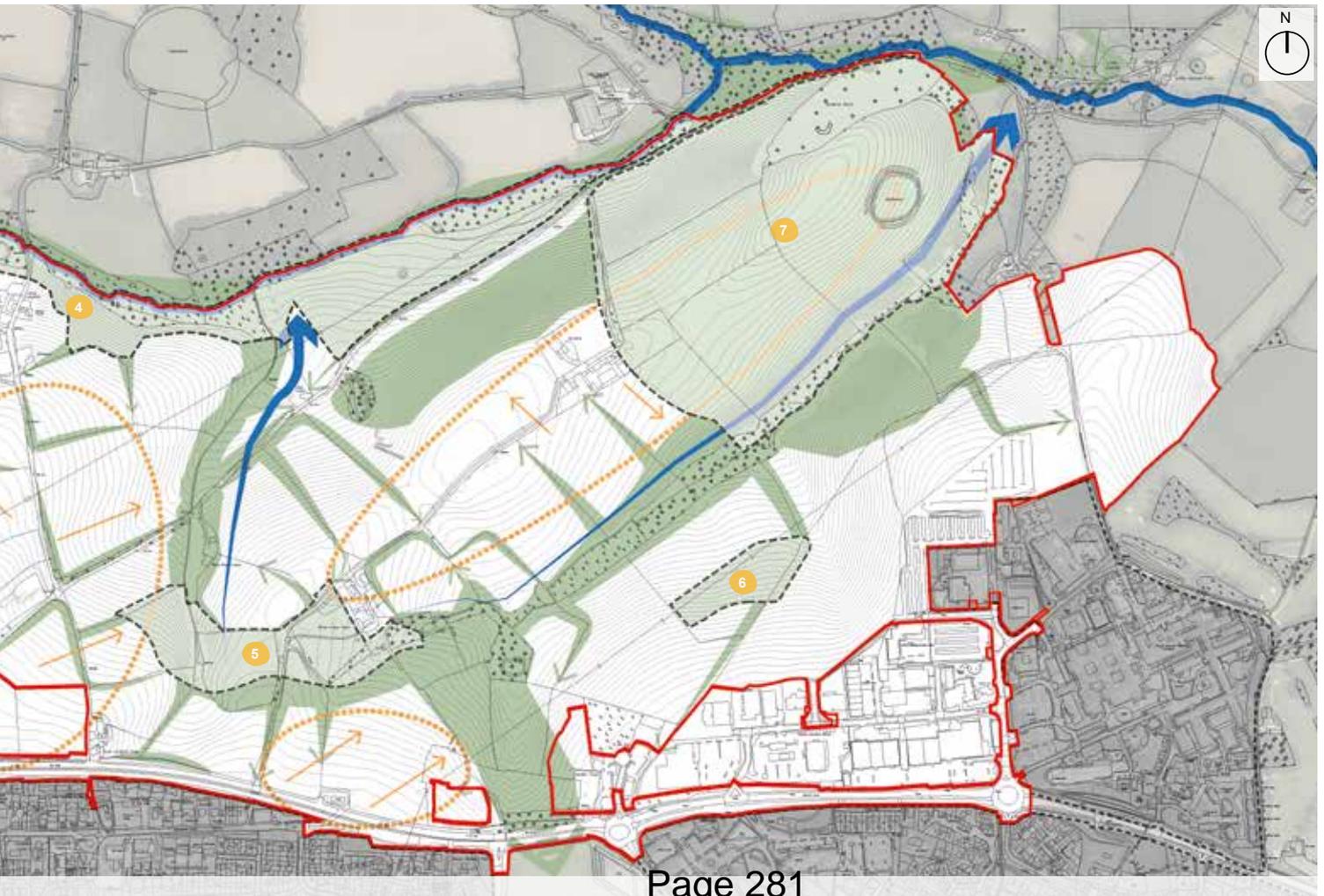


Fig.16: Landscape Strategy Diagram

Key

- | | | | |
|--|----------------------------|--|--------------------|
|  | Site Boundary |  | Rural Gateway |
|  | Green Infrastructure |  | Village Common |
|  | Existing Development |  | Langarth Park |
|  | Watercourse |  | Bosvisack Corridor |
|  | Blue Infrastructure |  | Willow Green Park |
|  | Source Control Attenuation |  | Penventinnie Park |
|  | Surface Drainage |  | Governs Farm SANGs |



BLUE INFRASTRUCTURE

Blue Infrastructure Integration

The approach to the integration of existing blue infrastructure and sustainable drainage of surface water runoff is vital in achieving the vision for Langarth. A comprehensive network of swales, infiltration basins and wetponds is proposed to slow the flow of surface water run-off into the wider Sustainable Drainage System (SuDS).

The overall service strategy follows and utilises the existing topography and the network of green infrastructure to develop a site wide sustainable services and drainage strategy. Existing blue infrastructure can be used with the natural valleys of the sloped site to form streams and ponds that contribute to a wider sustainable drainage system.

Basins, swales, watercourses and wetlands have all been carefully considered whilst developing the sustainable drainage strategy for Langarth Garden Village. Long-term storage capacity can be provided by various interlinked SuDS components within the development parcels and in strategic attenuation areas across the site, whilst maximising ground infiltration as far as practicable and allowing for exceeding flows.

The SuDS system will not only reduce the risk of flooding on site and downstream, it will also help to sustain water quality, provide benefits for biodiversity, offer opportunities for informal play and contribute to Langarth's sense of place.

Wetponds

Attenuation basins and ever blue wetponds are proposed within the boundary of the site to provide storage capacity for excess water which will be collected and distributed along swales. In addition, wetponds provide an excellent habitat for many amphibians, insects and plant species, which further enhance the overall site biodiversity.

Fishing Ponds

Within the Bosvisack Corridor lies two large fishing ponds c. 1,200m² each. Concealed by wet woodland, these ponds provide a rich environment for wildlife such as fish, water lillies and grasses to flourish whilst also providing outdoor amenity space for local anglers.

Located close to the Langarth Stream, these ponds provide a suitable area for the attenuation of surface water runoff from the development further up the slope of the site.



Fig.17: Langarth Stream

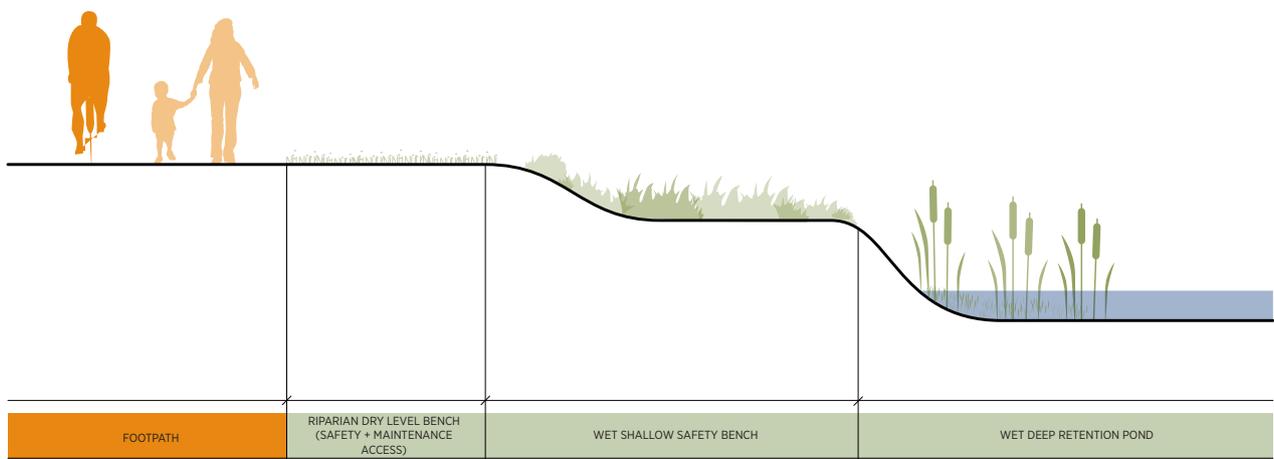


Fig.18: Fishing Pond at Bosvisack Corridor



Fig.19: Bank of the Fishing Ponds at Bosvisack Corridor

E2.5 Wetpond



- Appropriate dry and wet riparian planting should be considered;
- Pond calibration should allow for exceedence levels to be articulated to prevent any accidental outfalls to adjacent areas; safety distances between outfall level and private or public property must be assured;
- Riparian dry level benches should be included, providing safety and maintenance access;



- An adequate SuDS Maintenance Plan should be in place, assuring all SuDS infrastructure will be maintained to the highest standards;
- For SuDS building and maintenance, please refer to CIRIA guidance, specifically The SuDS Manual (C753) and Guidance on the construction of SuDS (C768), Site handbook for the construction of SUDS (C698).



Fig.20: Wetpond Precedent Image



Fig.21: Wetpond Precedent Image



Fig.22: Infiltration Basin Precedent Image

HERITAGE

2.13 Retaining Character

Green Infrastructure

The landscape strategy for the site proposes an interconnected network of natural areas and other open spaces that link into the wider green infrastructure network. The overarching strategy is to retain and integrate existing landscape features such as hedgerows, trees, woodland and copses wherever possible, as a framework for development.

Where feasible, open space will retain its existing character, be multi-functional and will include landscape and movement corridors, ecological features and buffers, sustainable drainage (SuDS) features, amenity spaces for future residents and existing communities.

The key habitats on the site are woodland, wet woodland, hedgerow and grassland (including marshy grassland). The site is particularly noted to the continuous wooded edges to the quiet lanes and farm access tracks.

Retained and proposed hedgerows and extensive woodland within the site boundary further aid in the connectivity of wildlife across the development. In general hedgerow boundaries to the arable fields are trimmed, whereas boundaries to pastoral fields and farm complexes tend to be overgrown with some hedgerow trees.

The boundaries to the network of country lanes and tracks tend to be overgrown hedgerows and hedgerow trees and the vegetation, in places, forms a tunnel effect.



Fig.23: Marshy grassland at Langarth Valley Bottom

Topography

The masterplan works with the existing topography and contours to create developments with a strong character. The majority of the slopes on the site are greater than 10%, with high percentage of the area broadly facing north. Both factors are a challenge to development and particularly constrained areas are to be retained as part of the green infrastructure network for the site, helping to retain the prominence and character of the natural environment in the Langarth Valley.

Landform contributes significantly to the division of the Langarth area into numerous clearly defined parts, each with its own aspect and character and these have aided in defining a variety of character areas across the site.

All efforts should be made to utilise the undulating landscape of the site to create unique and interesting areas that reflect the character of Cornwall and its topography.



Fig.24: Topography Diagram



Fig.25: Existing Steep Sloped Grassland

Key Views

The prominence of topography and vegetation in the Langarth valley means that there are many varied types of view available. Views from the site tend to be directed towards the northern side of the valley and also towards distinctive features to the east and west including the wooded Governs Round Scheduled Monument.

Governs Round features elevated open views looking south-west toward the Treliske Valley and its wooded valley bottom. The employment land and Royal Cornwall Hospital at Trelisk are visible to the south. There is also inter-visibility on higher ground from the north-western edge of Govern's Round toward Bosvisack Round, which is located 1km to the north-west, outside the site boundary.

Where possible, development should seek to retain key views or view corridors in order to make the site memorable and distinctive.



Fig.26: View From North Towards Governs Round



Fig.27: View Towards Bosvisack Round

Field Pattern

The existing field pattern of the site varies widely, from long narrow strips made from earlier open fields around hamlets, to the intricate, regular patterns around mining communities, and the rectilinear pattern of 19th-century and earlier enclosure of the once-extensive areas of rough ground.

The plots designated within the masterplan take landscape strategy and masterplan design principles as overarching element. Over the years some of the historic field pattern has been lost due to the hedgerow removal as part of the change of ownership or for farming purposes.

The masterplan aims to retain as much of the existing field pattern as possible by retaining hedgerows which allows for a natural network of developable plots to emerge. See below section 2.14 for the treatment of Cornish hedges and hedgerows.



Fig.28: Historic Field Pattern Diagram



Fig.29: Fields divided by existing vegetation

Langarth Garden Village

MASTERPLAN SUMMARY

COMMUNITY

Community Infrastructure Plan

The infrastructure of the masterplan puts community as an integral element of the design with a variety of different uses designated for residents and visitors.

The landscape strategy designates a number of different parks, amenity and civic spaces (Type 1), public access sport facilities (Type 3), children (Type 4) and teen provision (Type 5), as well as allotments (Type 6), which can be used for food production on site.

In addition, the masterplan designates five local centres, providing hubs of community activity with character differing from centre to centre. The NAR passes through or along these arrival spaces, allowing for a connected series of neighbourhood centres with easy access between each.

The ancillary Stadium for Cornwall area accommodates a significant amount for leisure, commercial and office uses to complement future activities around the Stadium. Additional leisure plots (B11, B12) have been sited adjacent to the Stadium to promote a mix of activity along the footpath / cycleway when approaching from the south.

The existing Langarth Park and Ride facility is to be extended with an additional 600 parking spaces added. Access is provided off the NAR and from Langarth Square. The extension will also feature E-Bike / E-Car sharing hubs to provide alternative transport upon arrival.

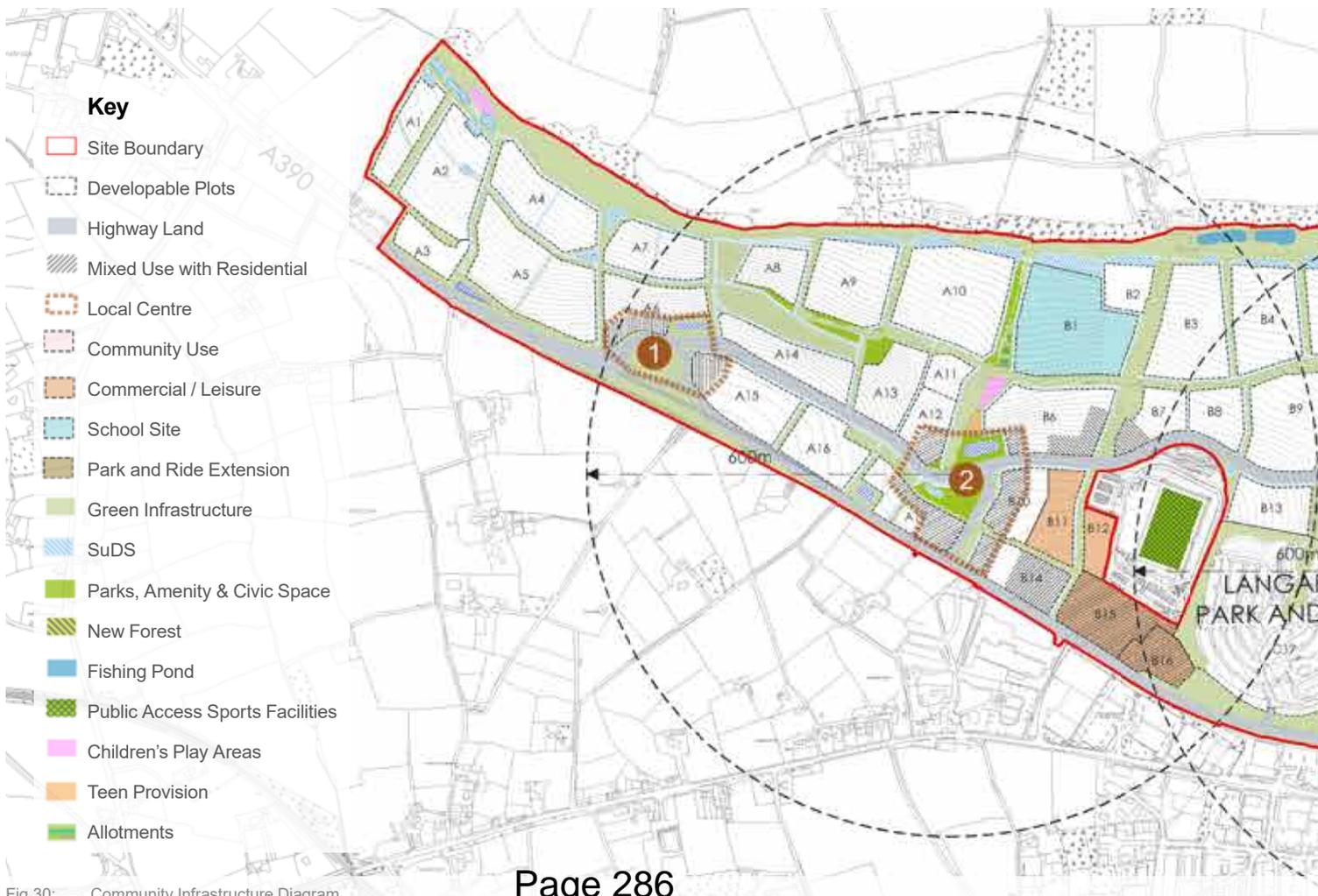
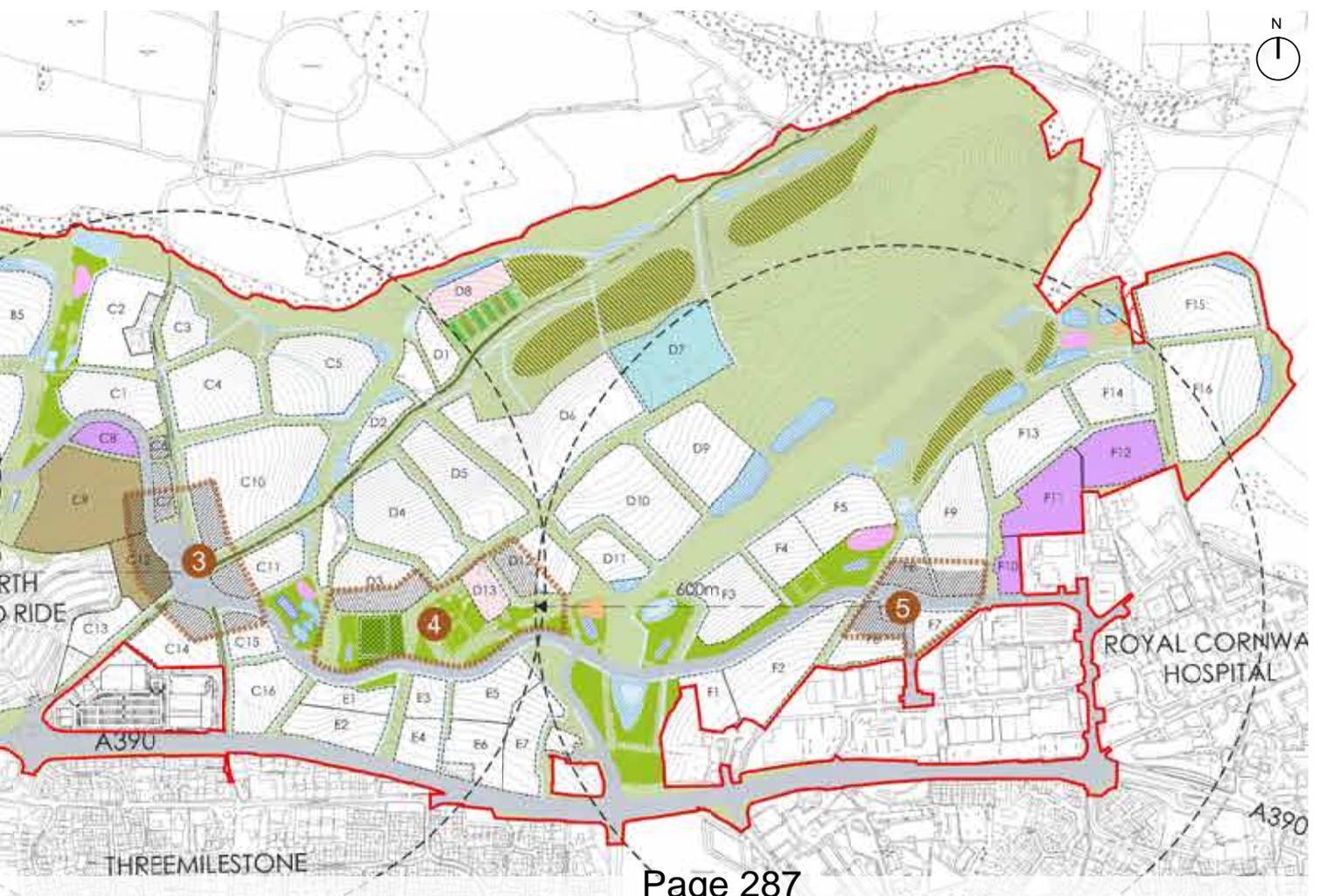


Fig.30: Community Infrastructure Diagram

Langarth Garden Village

MASTERPLAN SUMMARY

	A Uses		B Uses		Community Uses	
	% of Total Use	GIA (sqm)	% of Total Use	GIA (sqm)	% of Total Use	GIA (sqm)
Centre 1	5%	130	15.5%	200	10%	250
Centre 2	20%	520	23%	300	15%	400
Centre 3	25%	650	23%	300	25%	600
Centre 4	10%	260	15.5%	200	10%	250
Centre 5	20%	520	23%	300	25%	600
Elsewhere outside the centre	20%	520	0%	0	15%	300
Total	100%	2,600	100%	1,300	100%	2,400



SPECIAL PLACES & CENTRES

Governs Park - New Forest



Trees are the greatest land based contributor to climate and tree cover provides many other services including: shade and shelter; purification of air and water; production and maintenance of soil; and enhancing biodiversity.

The masterplan for Langarth Garden Village proposes an area for a New Forest, which could be planted at density of 1 tree per square metre. This could account for between 50 and 70 thousand new trees planted. In addition to that, the area adjacent Governs Park forms Suitable Alternative Natural Green Space (SANGs) as part of the Landscape Open Space provision within the overall masterplan.

This is a response to Cornwall Councils Climate Emergency Declaration, which proposed A Forest for Cornwall consisting of an area of 32 square miles or two percent of Cornwall's land mass with trees and hedges to absorb carbon and increase public access to outdoor

Governs Round Scheduled Monument



Fig.31: Existing View Towards Governs Round Scheduled Monument



Fig.32: New Forest Precedent Image



Fig.33: New Forest Precedent Image

Key

- | | |
|------------------------------|------------------------------|
| Site Boundary | Quiet Lane |
| Developable Plots | Primary Cycleway / Footway |
| Parks, Amenity & Civic Space | Secondary Cycleway / Footway |
| Natural Space | Scheduled Monument |
| Governs Round (SANGs) | Landscape Arrival Space |
| Retained Woodland | Open View to Countryside |
| New Forest | Governs Farm SANGs |
| Retained Hedgerow | Watercourse |
| Hedgerow Enhancement | Swale |
| Children's Play Area | Infiltration Basin |
| Teenage Provision | Wetpond |

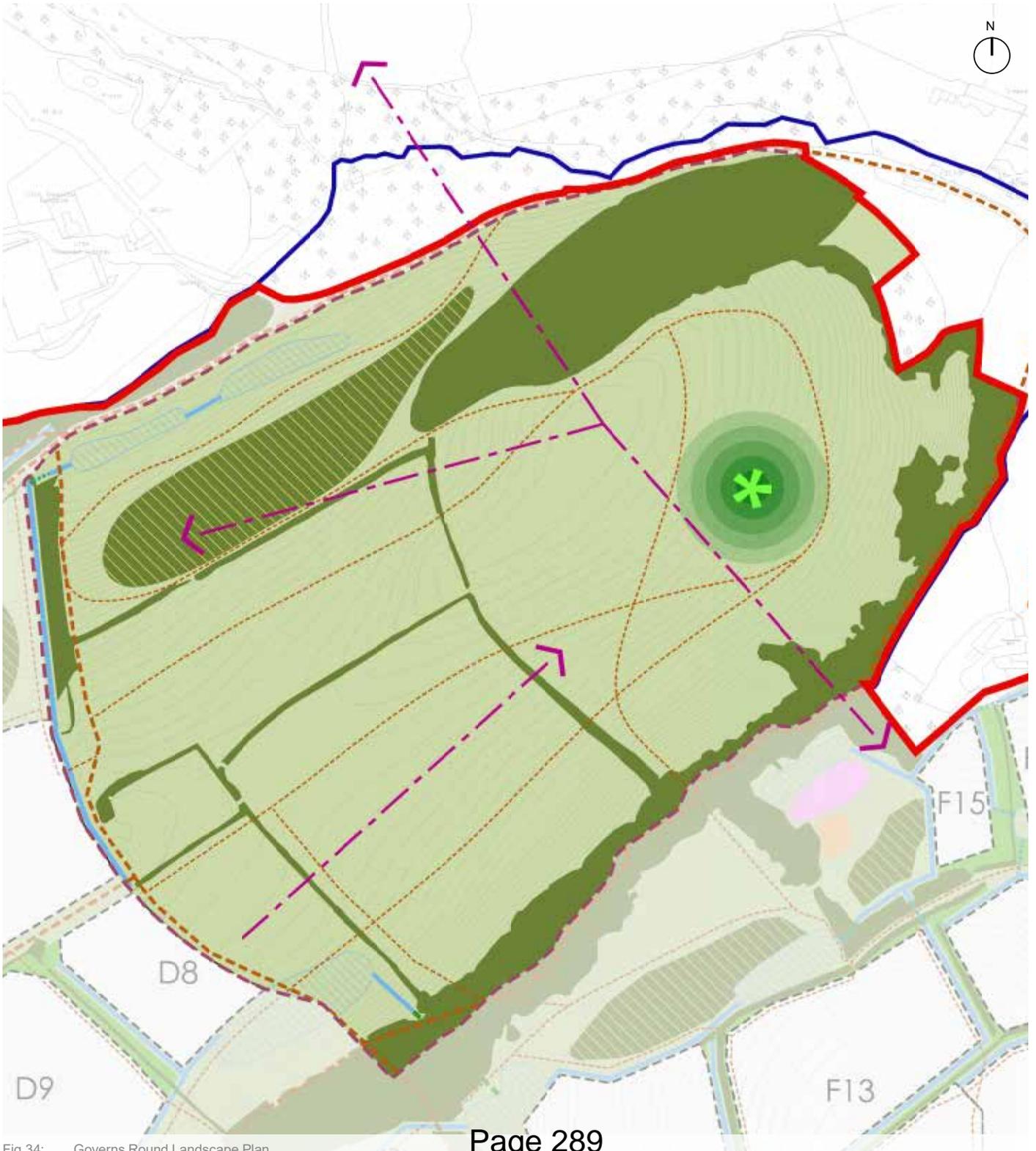


Fig.34: Govers Round Landscape Plan

Langarth Garden Village

MASTERPLAN SUMMARY

Bosvisack Corridor



A major walking and cycling corridor is located within Bosvisack Corridor along the northern boundary of the site. The route provides an important biodiversity corridor for the site with various trees and hedgerows species inhabiting animals and insects.

The wooded area acts as a transition between the natural area North of the site boundary and the development within the site. The corridor utilises the existing woodland to provide both a visual and audible buffer between the two through areas of dense trees and vegetation.

A number of active spaces, wetponds and fishing-ponds are incorporated along the route making it an attractive realm for both residents and visitors as well as further enhancing the area for the wildlife

As a primary cycleway / footpath, the route will allow for segregated pedestrian and cyclist access along the length of the northern boundary of the site and the Langarth Stream. Areas for play and exercise will also be accommodated through outdoor gyms, walking routes and children's play spaces.

Key

- | | |
|----------------------|--|
| Site Boundary | Bosvisack Corridor Cycleway / Footpath |
| Developable Plot | Primary Cycleway / Footpath |
| Green Infrastructure | Secondary Cycleway / Footpath |
| Retained Woodland | Swale |
| New Forest | Infiltration Basin |
| Retained Hedgerow | Wetpond |
| Allotments | Watercourse |

Retained Woodland

Infiltration Basins

Existing Fishing Ponds

Wetpond

Primary School Site

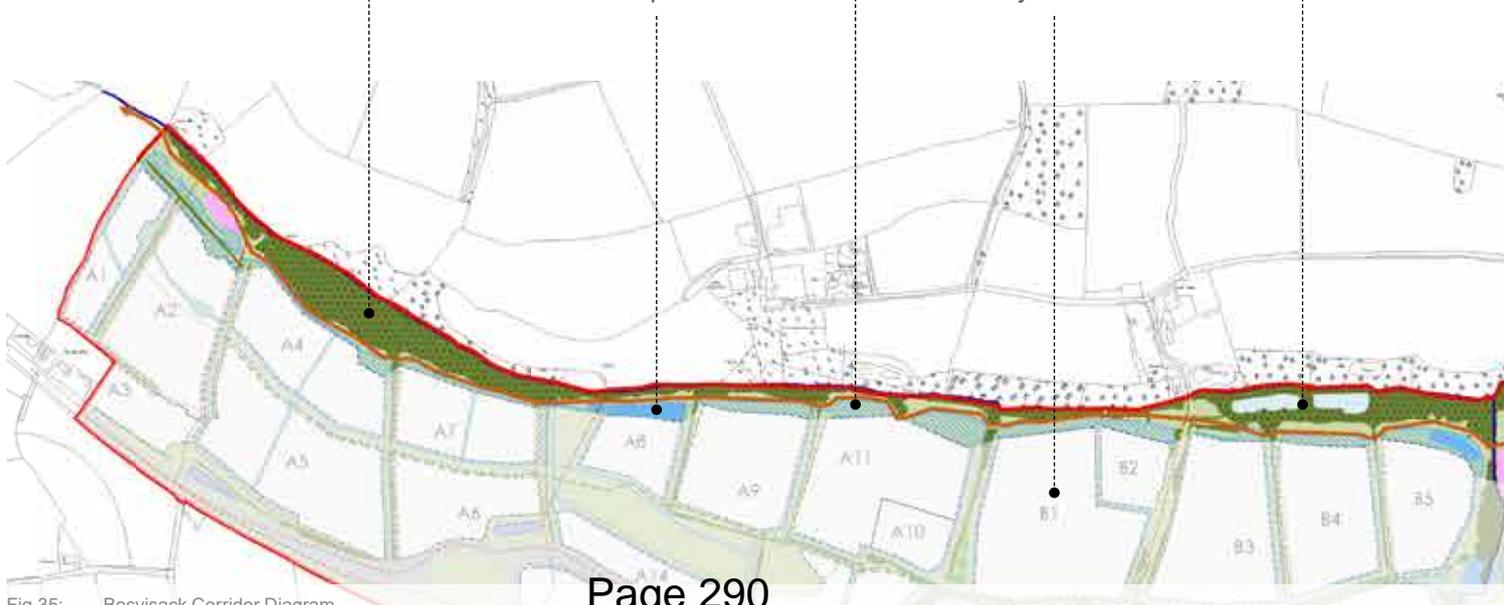


Fig.35: Bosvisack Corridor Diagram



Fig.36: Existing Fishing Pond



Fig.38: Cycling Precedent Image



Fig.40: Community Farm Precedent Image



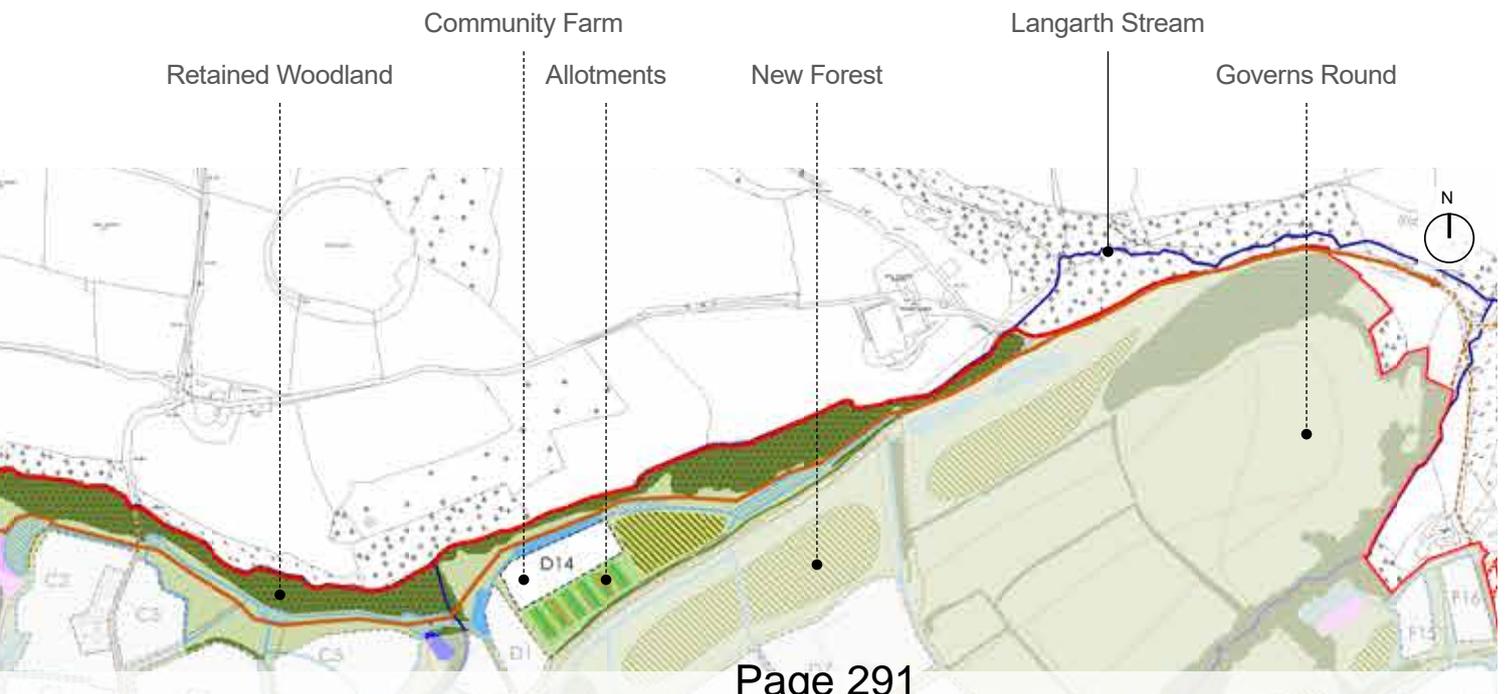
Fig.37: Existing Bosvisack Corridor



Fig.39: Woodland Precedent Image



Fig.41: Outdoor Gym Precedent Image



Langarth Garden Village

MASTERPLAN SUMMARY

Rural Gateway



The Rural Gateway marks the western arrival into the Langarth Garden Village. It will include a planting concept that references local character including the Cornish hedgerow flanked by ornamental trees and native trees. The planting will also provide an appropriate setting for a piece of artwork and there will be a pond with aquatic planting. Avenue tree planting at the outer edge of the road will complement the gateway proposals.

Beyond the gateway, travelling eastbound along the northern access road, there will be views across the wider Langarth Valley, with the wooded northern slopes particularly prominent. Travelling westbound the planting in the gateway will be prominent in views and will mark the edge of the garden village and will signal the progression into the wider rural area to the west.

The gateway space will also be accessible for pedestrians and cyclists and the shared circulation routes will enable connectivity between the A390 and the northern access road.



Fig.42: Rural Gateway Precedent Image



Fig.43: Rural Gateway Precedent Image



Fig.44: Rural Gateway Precedent Image

Key

- | | |
|---------------------------|---------------------------|
| Retained Trees | Ornamental Planting |
| Retained Vegetation | Rain Garden Planting |
| Milestone (Relocated) | Marginal Planting |
| Developable Plot | Bulb Planting |
| Development Frontage | Wet Grassland |
| Reduced Frontage to NAR | Species-rich Grassland |
| Structure Planting | Low Maintenance Grassland |
| Tree Planting (NAR) | Amenity Grassland |
| Tree Planting (Developer) | Waterbody |
| Cornish Hedgerow | Artwork Opportunity |

Langarth Garden Village

MASTERPLAN SUMMARY

Village Common



The Village Common is on the lower north facing slopes of the Langarth valley, forming part of an extensive area of natural space linking the valley bottom with higher ground. The Village Common will adapt to some of the steepest terrain in the Garden Village and will provide a dynamic environment with sweeping views of the wider valley.

The opposite plan shows the arrangement of an area of natural space that will enable pedestrian access to the relatively steep slope. The footpath will be configured to follow a meander reducing the gradient where feasible and providing an interesting sequence of views.

A series of viewing points with seating will capitalise on the distinctive views across the valley, with connections to the wider footpath network. Meadow grassland will contribute to the semi-natural character of the space along with some intermittent tree planting that will bring some definition to the space and contribute to biodiversity.

A network of swales will provide sustainable drainage while also providing an interesting visual feature. Swales orientated perpendicular to the slope will include regular check dams that will slow the flow of any water and gather sediment. Occasional wet features, allowing for the collection of water, will be incorporated to the upper side of the check dam to bring visual interest and a habitat for wildlife. Wet features will also occur at the intersection of perpendicular swales and swales orientated parallel to slopes.



Fig.46: Village Common Precedent Image



Fig.47: Village Common Precedent Image



Fig.48: Village Common Precedent Image



Fig.49: Plan Village Common

Langarth Garden Village

MASTERPLAN SUMMARY

Langarth Park North



Langarth Park will provide the gateway space to the West Langarth character area. With its prominent location, the park will create a sense of arrival as well as a green setting for development and the northern access road. There will be two parts to the park with an area to the south of the northern access road and section to the north of the road.

The northern part of the park will extend northwards as a 'green finger' with a shared route for pedestrians and cyclists heading north. For teenagers there will be an off-road BMX pump track that will take advantage of the sloping topography. A swale will run along the eastern edge of the Park providing sustainable drainage and will added visual interest. The existing wooded area to the western edge of the facility will provide an established setting to the park.

The route for pedestrians and cyclists will progress northwards towards a neighbourhood equipped area of play facility (NEAP) that will adapt to the topography and provide a more dynamic environment for children. North of the NEAP, there will be an intersection of pedestrian and cycle routes, with footpaths providing access to the wider neighbouring development. The intersection will be located to enable distinctive views across the valley. North of the intersection there will be an allotment site, with the arrangement of individual plots adapting to the slopes.



Fig.50: Langarth Park North Precedent Image



Fig.51: Langarth Park North Precedent Image



Fig.52: Langarth Park North Precedent Image



Fig.53: Plan Langarth Park North

Langarth Garden Village

MASTERPLAN SUMMARY

Langarth Park South



The southern portion of Langarth Park will feature a central level area to be reserved for an informal sports pitch linked to an events space immediately to the south. Avenue tree planting to the perimeter of the event space will help to create a sense of enclosure. Further tree planting will be planted on the southern edge of the northern access road and the link road to the east, bringing more definition to the park.

A network of footpaths linked to pedestrian crossings will provide easy access to the park from the northern access road and adjacent development plots. Tree planting along the network of footpaths will help bring definition and enclosure to the park.



Fig.54: Langarth Park South Precedent Image



Fig.55: Langarth Park South Precedent Image



Fig.56: Langarth Park South Precedent Image



PLACEHOLDER

Fig. 57: Plan Langarth Park South

Langarth Garden Village

MASTERPLAN SUMMARY

Langarth Square



The concept for Langarth Square is based on the historic medieval crossroads and traditional market squares, often seen at the heart of Cornish towns and villages. These typically provide a multi-functional space defined by features such as a traditional Cornish cross, monument or other feature. The square is defined by the existing topography and responds positively to the steeply sloping environment, creating a series of intimate terraced spaces formed by the changes in level and facilitating direct movement corridors along the quiet lanes that intersect the space, while also accommodating the NAR.

The quiet lanes provide connections with the wider Garden Village to the north, south, northeast and southwest. These routes will be important movement corridors for people walking and cycling and will provide access to facilities. Each route provides a transition from the rural lanes to the urban character of the square. Formal trees and ornamental planting are used to define these linear routes, reflecting existing lines of trees and traditional Cornish hedgerows. Avenue tree planting will also be proposed along the NAR to contribute to visual amenity and a sense of enclosure.

The square would include focal features and public art that reflect the traditional Cornish cross that was once located at the cross roads with other features such as water features and lighting considered to create a strong sense of place and define vistas along the northern access road. These would be reinforced further through the choice of street furniture, surfacing, planting and interpretation, with opportunities explored for bespoke interpretation features such as paving, seating, lighting and artwork in order to strengthen character and identity.



Fig.58: Langarth Square Precedent Image



Fig.59: Langarth Square Precedent Image



Fig.60: Langarth Square Precedent Image

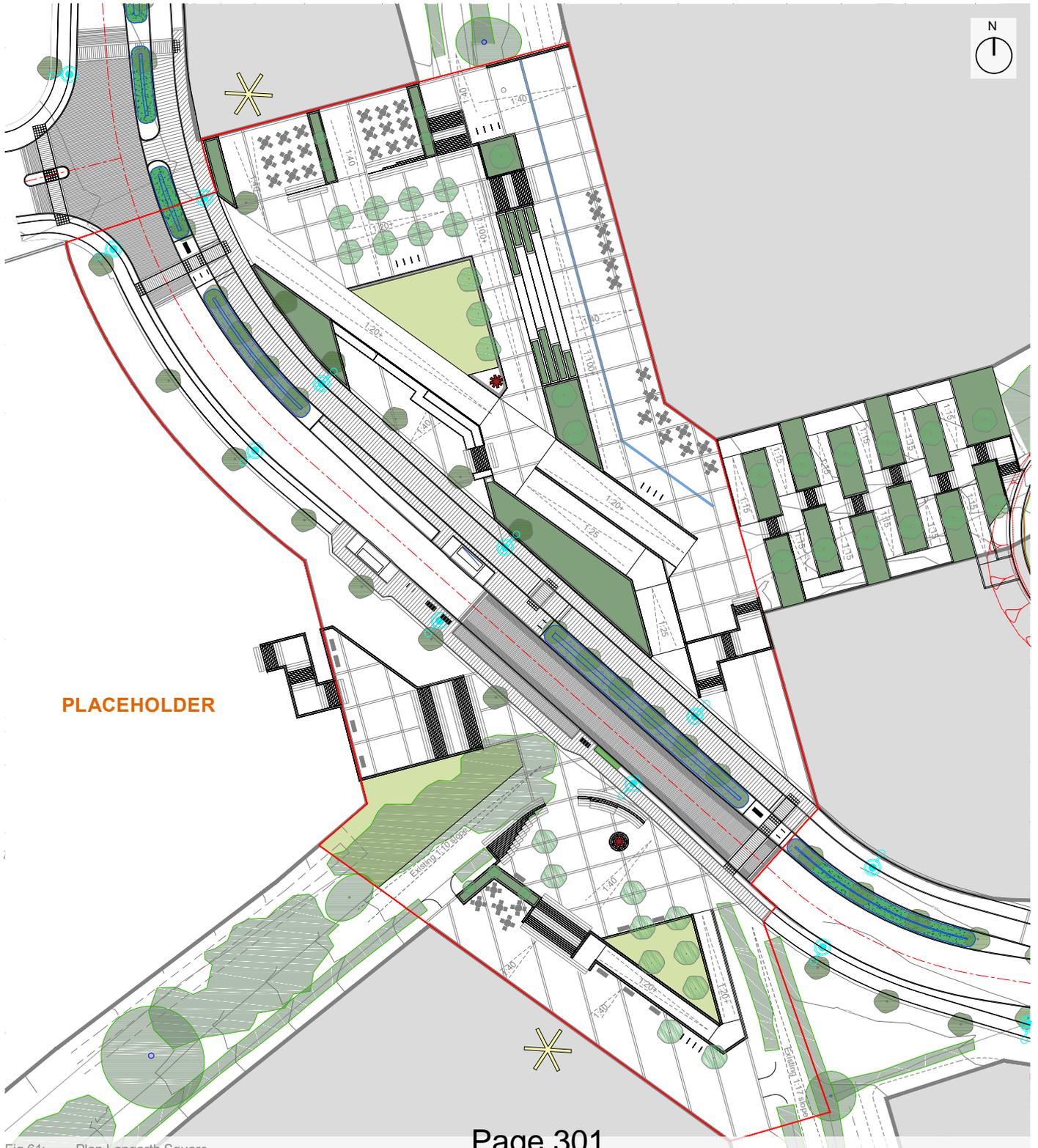


Fig.61: Plan Langarth Square

Langarth Garden Village

MASTERPLAN SUMMARY

Willow Green Park West



Willow Green Park forms a linear park benefitting from a mature landscape structure encompassing some of the existing fields and field boundaries south of the former Willow Green farm. The well established field boundaries would be retained wherever possible. The central location of the park would make it easily accessible and it would have a prominent position fronting onto the northern access road.

Unlike other parts of Langarth, most of the park is sited on relatively level ground and would benefit from the established setting. The fields would be transformed into a series of spaces that would accommodate a range of facilities from play, informal sport and outdoor sport and connected by footpaths and cycleways.

The spaces would also host a number of infiltration basins and while their primary function would be to provide sustainable drainage, the depressions could also provide opportunities for play and habitat to encourage biodiversity. At the westernmost space land slopes towards an existing wooded watercourse. Several infiltration basins would occupy the space, although the depressions could be used for informal play and habitat to encourage biodiversity. Appropriate tree and shrub could be planted to sections of the perimeter of the infiltration basins to bring some definition to the space.

A children's equipped play facility (NEAP) would adapt to the landform near to the infiltration basins. Development to the north of the NEAP would provide natural surveillance.



Fig.62: Willow Green Park West Precedent Image



Fig.63: Willow Green Park West Precedent Image



Fig.64: Willow Green Park West Precedent Image

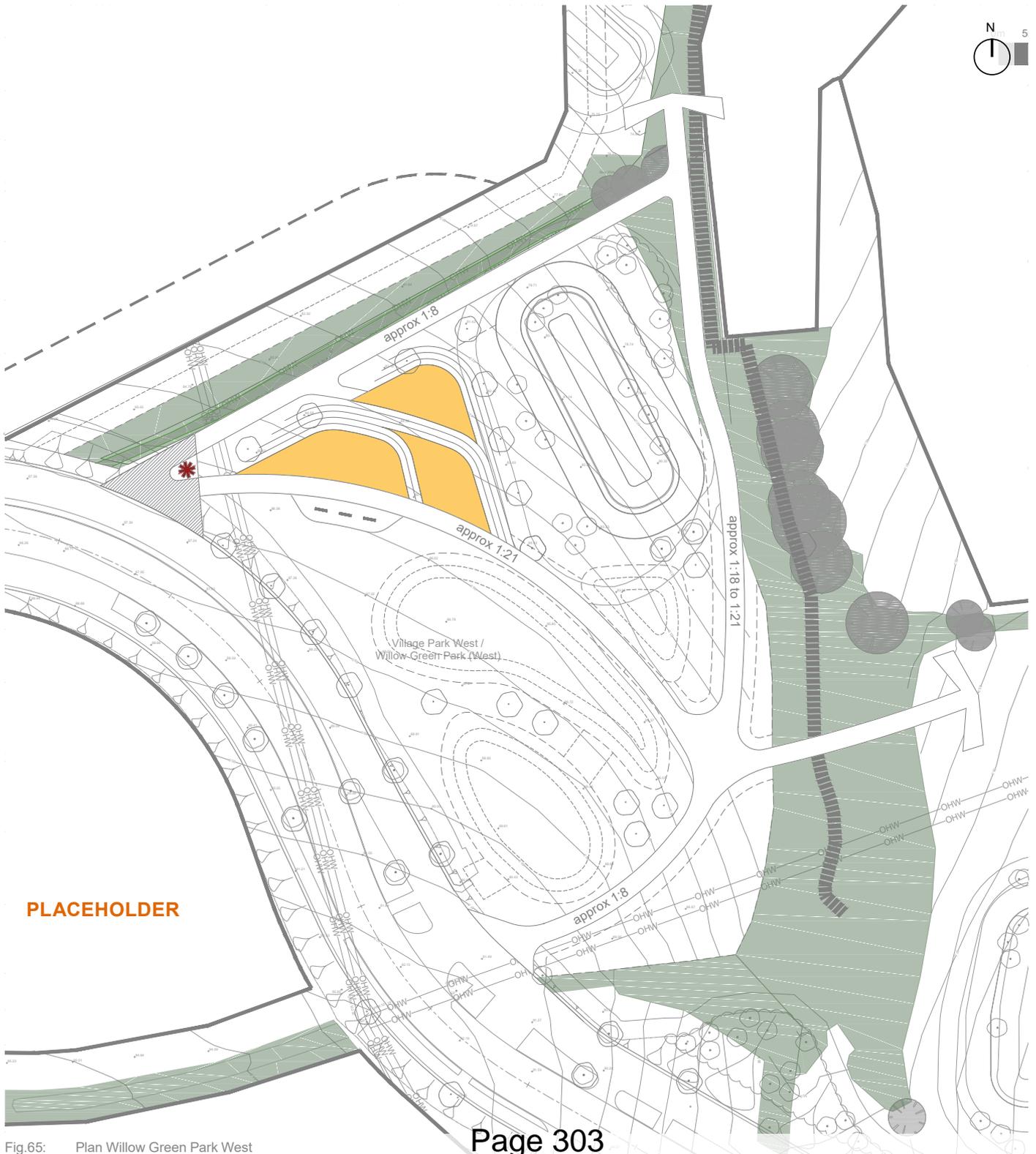


Fig.65: Plan Willow Green Park West

Langarth Garden Village

MASTERPLAN SUMMARY

Willow Green Park East



In the east of Willow Green Park, an informal pitch would be provided, taking advantage of the wooded boundaries separating it from the NAR. A second smaller pitch could be provided in a smaller field to the north and overlooked by the proposed community centre.

Overall the network of footpaths and cycleways passing through the series of spaces would provide a sense of progression and interest for pedestrians and cyclists using Willow Green Park.



Fig.66: Willow Green Park East Precedent Image



Fig.67: Willow Green Park East Precedent Image



Fig.68: Willow Green Park East Precedent Image



Fig.69: Plan Willow Green Park East

Langarth Garden Village

MASTERPLAN SUMMARY

Penventinnie Square



The site for Penventinnie Square is at the southern edge of the Treliske valley, it forms the easternmost arrival space of the Garden Village, accommodates the NAR and reinforces links with Penventinnie Park immediately to the north west. The square serves users of the nearby Royal Cornwall Hospital and Treliske employment area and residents and visitors to the Garden Village.

With the diverse mix of uses in the locale, the square acts as an important meeting place with a sense of vitality supported by the active ground floor uses. The space is able to host a range of activities from meeting and sitting to more communal events like markets and performances.

The concept for the public space is based on a traditional crossroads and market square, typically seen at the heart of Cornish towns and villages. These typically provide a multi-functional space defined by features such as a traditional Cornish cross, monument or other feature.

Avenue tree planting will also be proposed along the NAR to contribute to visual amenity and a sense of enclosure and the square also accommodates street trees to help articulate the space and direct views towards Penventinnie



Fig.70: Penventinnie Square Precedent Image



Fig.71: Penventinnie Square Precedent Image

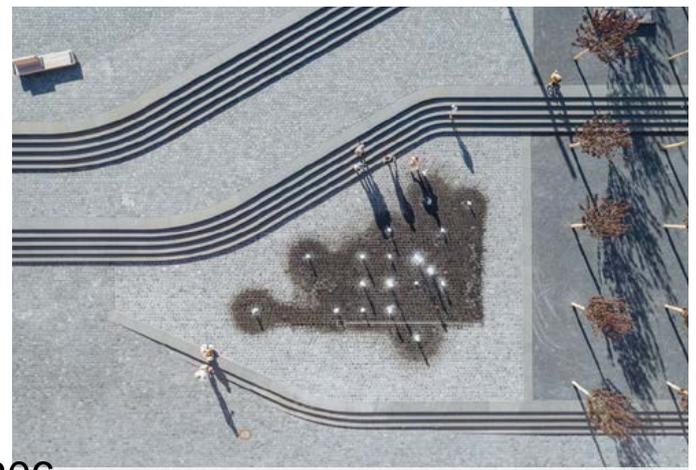


Fig.72: Penventinnie Square Precedent Image

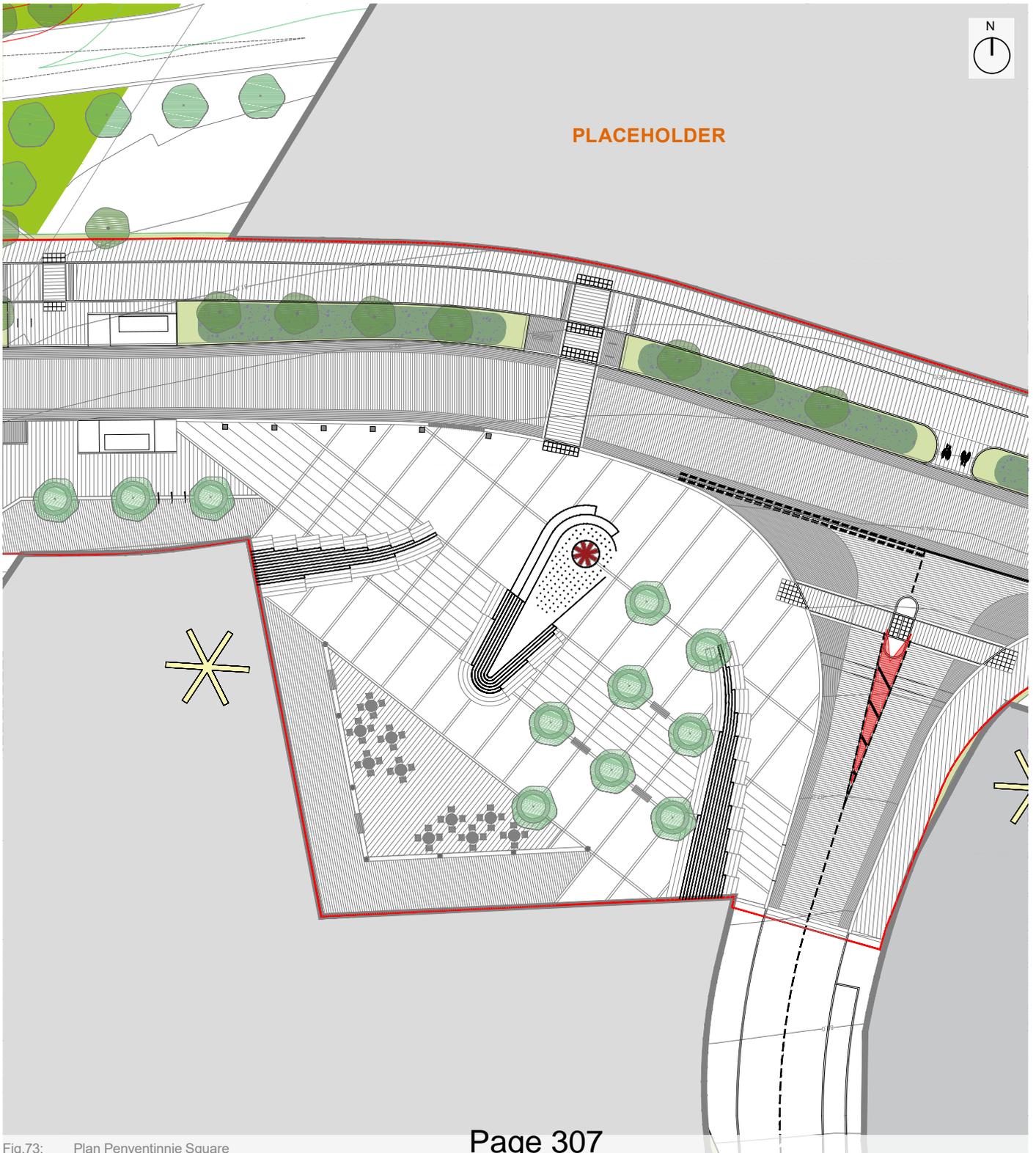


Fig.73: Plan Penventinnie Square

Langarth Garden Village

MASTERPLAN SUMMARY

Penventinnie Park



Penventinnie Park extends east from Willow Green Park forming an extended linear landscape with views north east across Treliske Valley and towards Governors Round. At its western end the park would transform a former field with established wooded boundaries into an area of park with an infiltration basin and a wetpond with marginal planting to the northern end providing visual interest. Progressing eastwards the park would adapt to the north facing slopes providing users with varied views to the north east.

The park is to be fronted by housing on its northern edge, bringing an active edge and natural surveillance. Further to the east, the park would accommodate a destination play facility and this would be arranged into a series of smaller spaces in order to adapt to the north facing slope. At the eastern edge of the park there would be opportunity to accommodate an informal sport area and community event space. The former would require some land remodelling, while the slope to the south could provide some space for seating and spectating.

A network of footpaths and cycleways would provide access across the park linking the neighbouring housing with Penventinnie Square, while appropriate tree and shrub planting would articulate a series of smaller spaces without obscuring views to the north east.



Fig.74: Penventinnie Park Precedent Image



Fig.75: Penventinnie Park Precedent Image



Fig.76: Penventinnie Park Precedent Image

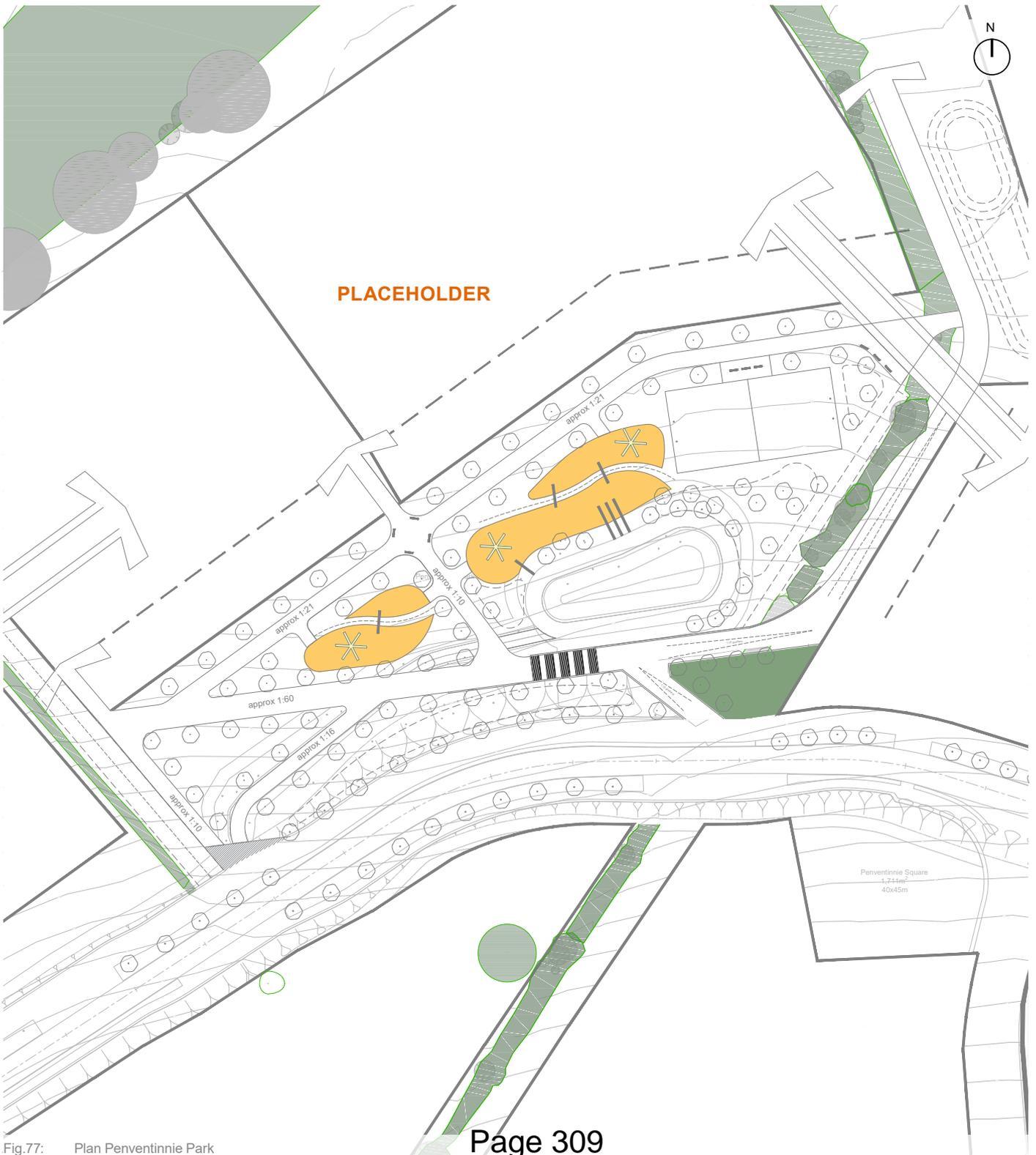


Fig.77: Plan Penventinnie Park

Langarth Garden Village

MASTERPLAN SUMMARY

Cornish Hedgerows

Cornish hedgerows have defined the Cornish landscape for centuries, providing a distinct local identity. The structures provide many differing habitats and micro habitats, creating a network of linked refuges for biodiversity. Hedgerows generally border the existing fields across the site, creating a well defined field pattern.

The masterplan retains hedgerows where feasible, with the majority of the existing hedgerows retained. Hedgerows must be assessed as both a landscape and biodiversity feature as part of any development proposal. Proposed access points between existing Cornish hedgerows are to be sited at a hedgerow's point of least value.

In addition to the existing hedgerows, Langarth proposes new hedgerows along the green lanes (see below section 2.16) in order to provide more habitats for local flora and fauna to flourish and increase wildlife connections across the existing network of biodiversity. This also aids in providing security, structure and enclosure along the route through local methods of construction that incorporate vegetation and nature.



Fig.78: Traditional Cornish Hedgerows

Hedgerow Enhancement

The protection of such interesting local features is key in delivering the vision for Langarth. The masterplan seeks to achieve 20% biodiversity enhancement across the site. It is therefore proposed that hedgerows are enhanced in order to create wider corridors of biodiversity throughout the site.

Green Lanes

Existing tracks cut across the meadowy landscape of the western portion of the site. Lined by planting and vegetation, these routes provide opportunities for biodiversity enhancement and sustainable transport links such as segregated cycleways and footpaths.

The green lanes are to be extended to connect areas of public open space and amenity within the landscape. New Cornish hedgerows are proposed along the length of the routes in order to increase biodiversity and connect the existing green infrastructure network.

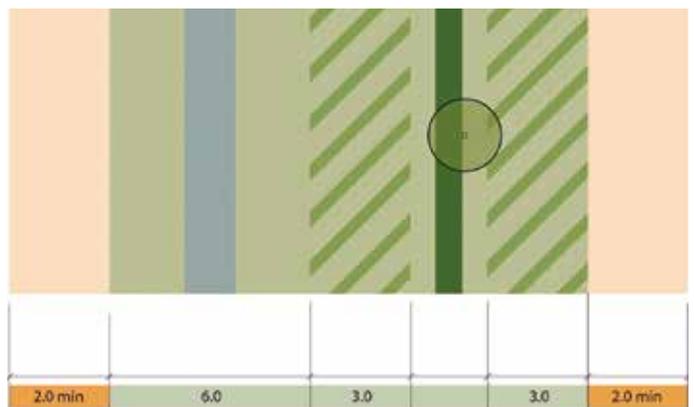


Fig.79: Biodiversity Corridor with Maintenance Strip

Quiet Lanes

Quiet lanes are minor rural roads which have been designated by local highway authorities to pay special attention to the needs of pedestrians, cyclists, horse riders and other vulnerable road users. Langarth's existing quiet lanes are to be utilised to provide a network of safe, segregated travel for pedestrians and cyclists.

These quiet lanes have been designed to allow users to appreciate the beauty and tranquillity of the country lanes at slow speeds. By helping to protect the character and tranquillity of the countryside from traffic, building community links and encouraging healthy, recreational activities, quiet lanes play a valuable role in improving people's quality of life



Fig.81: Proposed Green Lane Movement

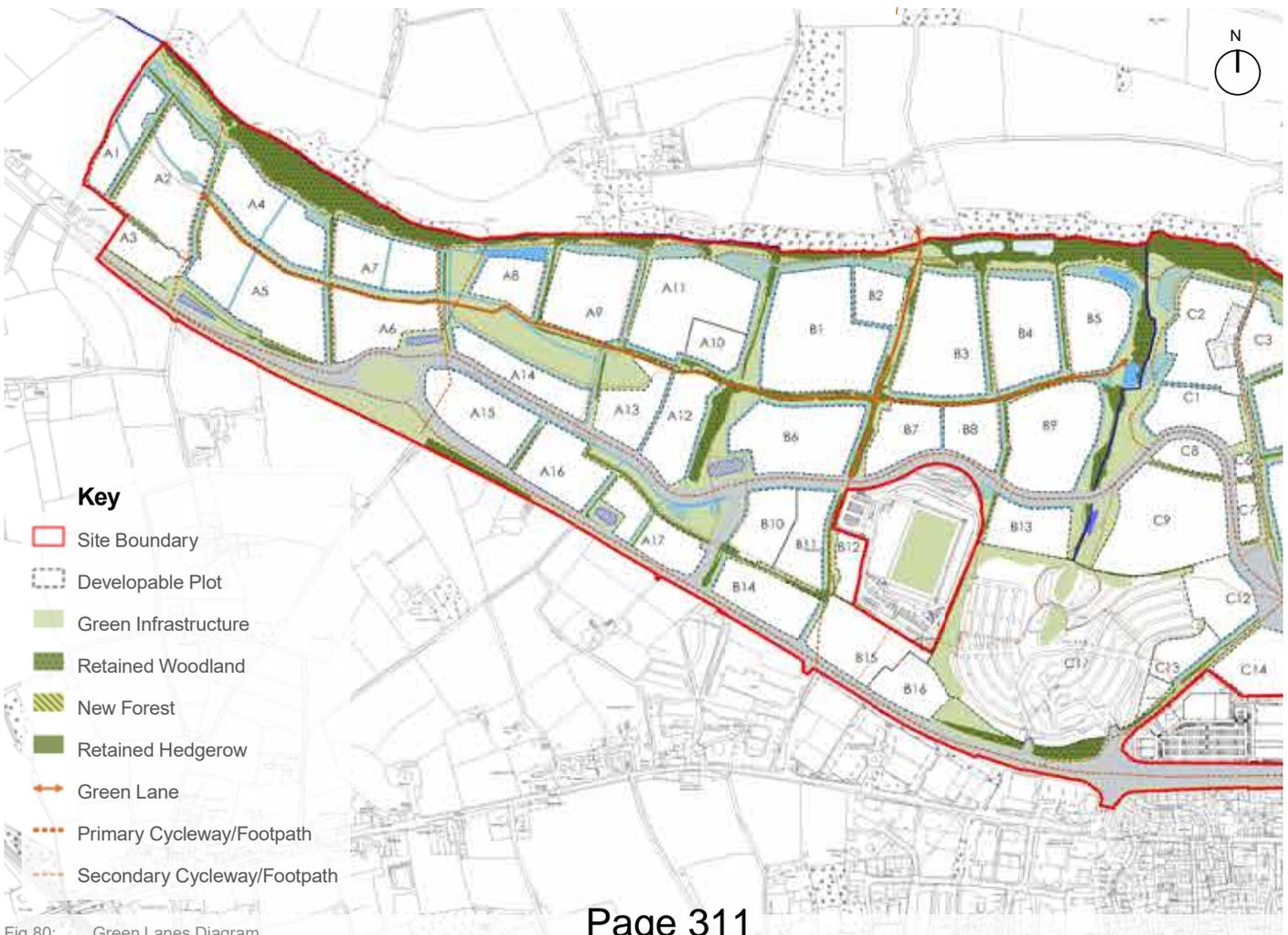


Fig.80: Green Lanes Diagram

MOVEMENT STRATEGY

Promoting Sustainable Movement

To minimise transport impact the first approach that can be taken is to reduce the need to travel at all. Where the travel is necessary, use of public transport is recommended and the masterplan therefore accommodates the necessary links with existing infrastructure. A new bus route is proposed along the Northern Access Road (NAR), with bus stops located on either side for inbound and outbound journeys.

Landscape led development intends to encourage walking and cycling as primary modes of transport, which will promote healthy lifestyle and overall resident satisfaction. An increased number of routes also leads to improved permeability when accessing the development and increased ease of movement across the site.

2.18 Strategic Movement

- E-Car and E-Bike Share Hubs implementation;
- Connections to existing A390;
- Park and Ride extension of 500 parking spaces;
- Reduction of parking provision;
- On street parking to provide visitor and shared parking;
- 20mph speed limit within the development;
- Utilise existing street network for walking, cycling routes and bridleways; and
- Improved bus service.

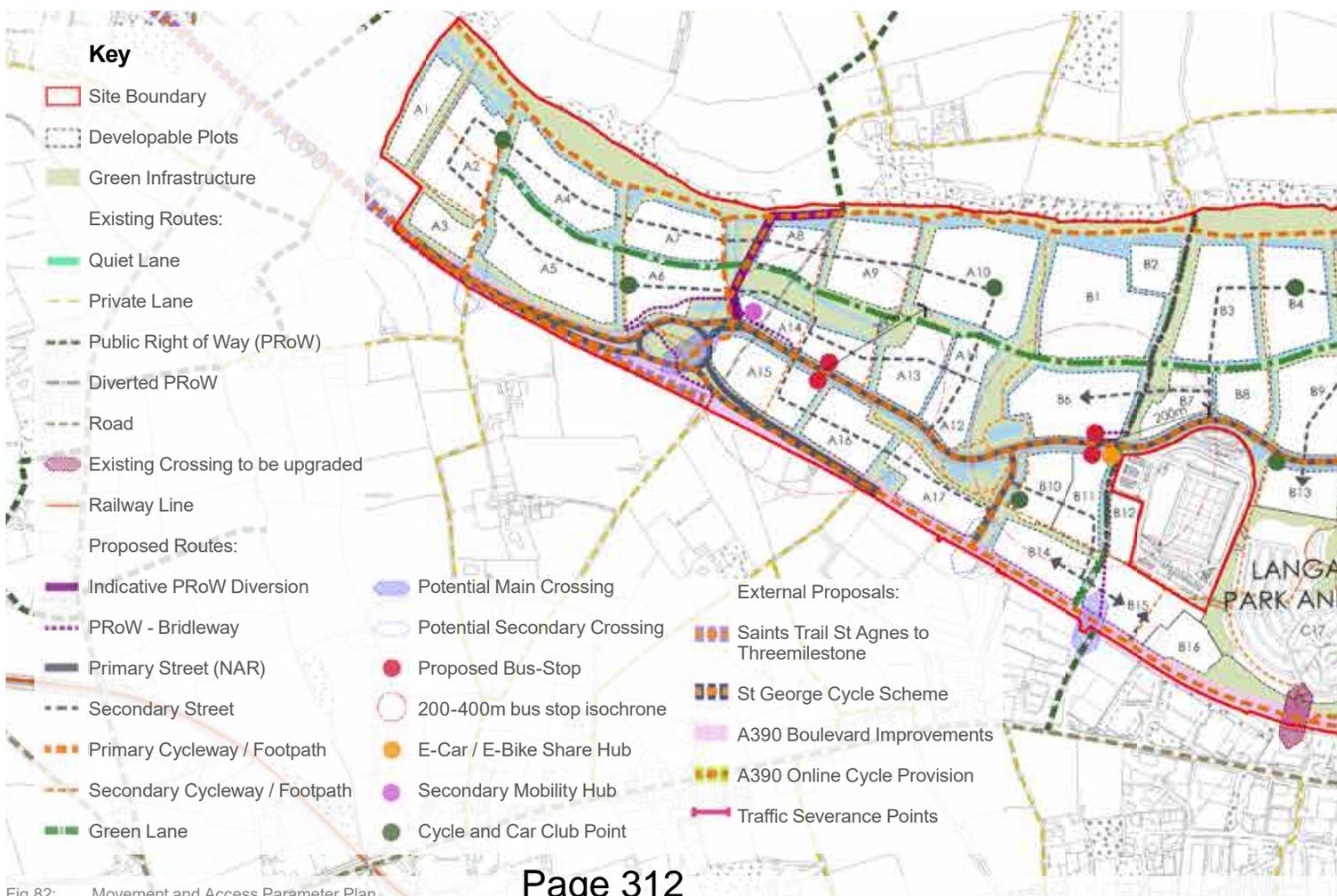


Fig.82: Movement and Access Parameter Plan

Public Transport

A new bus route is proposed along the Northern Access Road, with bus stops located on either side for inbound and outbound journeys. The bus provides an all weather alternative to the private vehicle and it is the intention to provide the highest frequency service possible so that all users will experience as close to a 'turn up and go' service as possible. The route of the proposed bus route passes the location of proposed Park & Ride Extension facility in order to decrease car as the main mean of transport.

Walking / Cycling

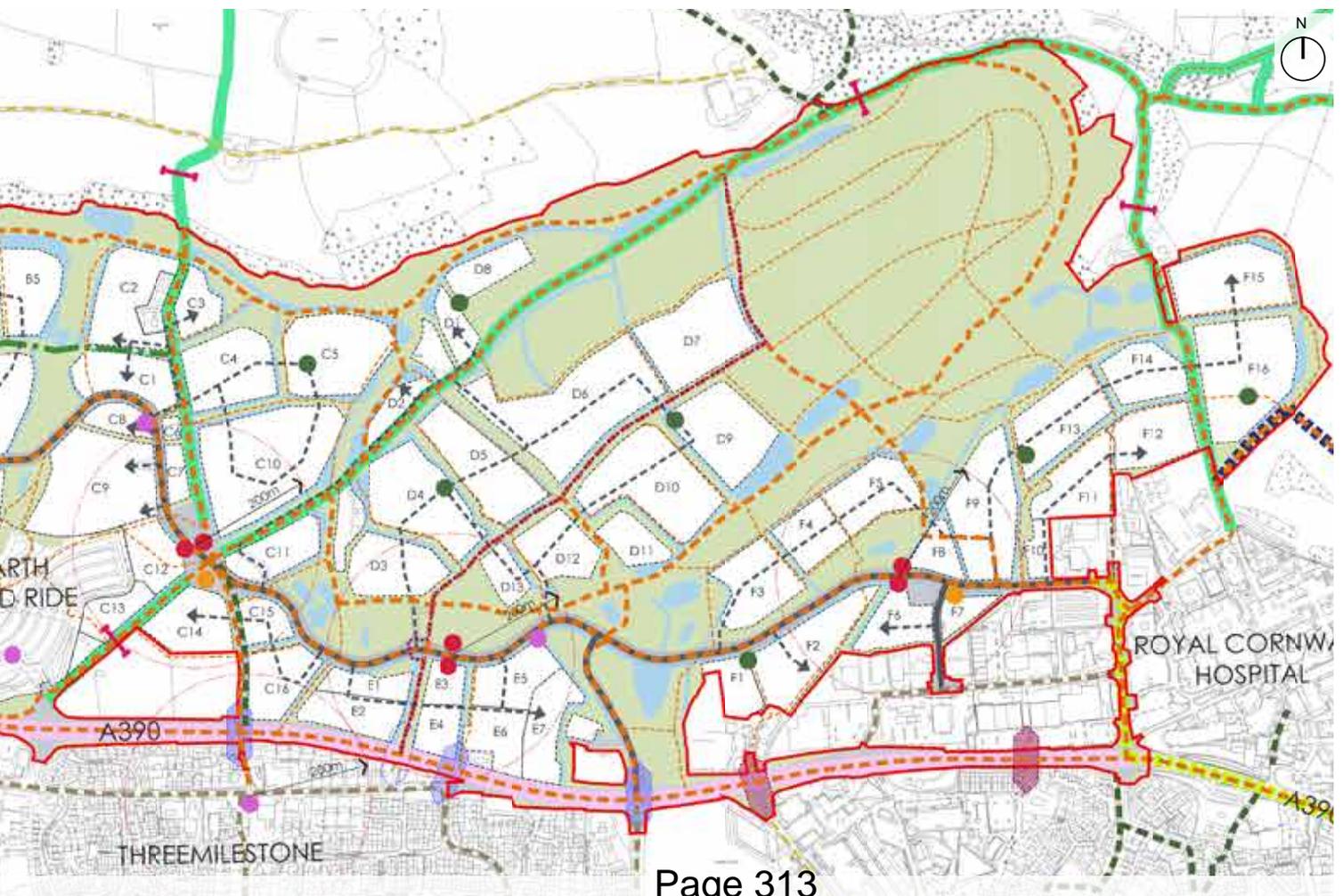
Implementation of a wide network of cycle routes and footways within the development is one of the proposals which responds to the design principles in terms of the ability to move freely and easily within the development. The masterplan utilises existing quiet lanes where possible to minimise development and disruption to the local ecology and environment.

Park & Ride Extension

Located centrally within the masterplan, a 600 space Park and Ride extension of the already successful facility will help meet demand from city centre commuters and shoppers as parking becomes less convenient in the City. It will offer additional off-street parking for residents outside normal operating hours and provide convenient parking and charging points for e-bikes, e-cars and community car schemes. The site area could also offer the option for generating sustainable energy via photovoltaic panels over parking bays.

E-Car and E-Bike Hubs

Promotion of car sharing and use of cycling over single person vehicular use is ensured by provision of E-Car and E-Bike Share Hubs located within key arrival spaces of the development, providing electric cars and vans for people who may occasionally need to use a private vehicle where other modes are not appropriate.



Langarth Garden Village

MASTERPLAN SUMMARY

Northern Access Road

Infrastructure enabling the development of the area comprises of the Northern Access Road, which provides a route through connecting A390 to the west, Park & Ride and Treliske Hospital to the east. This new boulevard's primary task is to connect and provide access to each one of the masterplan areas, this new corridor will take a portion of the traffic from the A390, particularly vehicles accessing the Park and Ride and Treliske Hospital.

The primary NAR highway design component includes encouragement of sustainable transport links to local jobs, education and services. This is achieved through developing a sense of space with high quality design including footways, cycle ways, bus provision and access to Langarth Park & Ride.

The primary NAR design principles are:

- Segregation of footways and cycleways from the main traffic lanes with landscaping;
- Good balance of design favouring people and providing the appropriate transport capacity, through flexible and characterful design;
- Route that is easy to understand and navigate;
- Provision of route which is usable by all; and
- Sustainable Drainage System (SuDS) separate from the masterplan's drainage strategy.

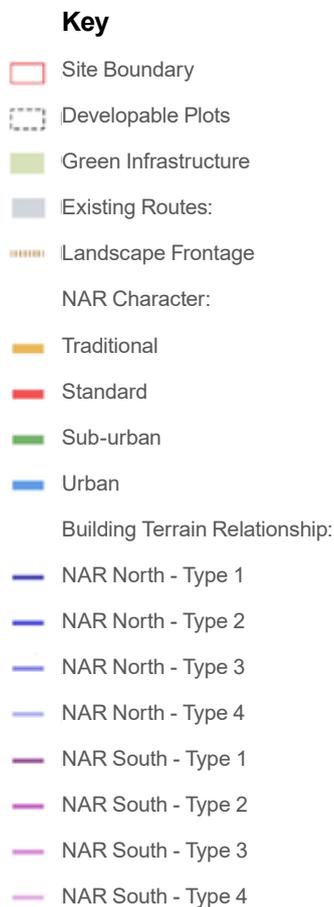


Fig.83: Northern Access Road Character / Frontage Diagram

NAR precedent image to be provided by Cormac

NAR precedent image to be provided by Cormac

Fig.84: NAR Precedent Image

Fig.85: NAR Precedent Image



Langarth Garden Village

MASTERPLAN SUMMARY

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Key

- Site Boundary
- Developable Plots
- Green Infrastructure
- Existing Routes:
- Landscape Frontage
- NAR Character:
- Traditional
- Standard
- Sub-urban
- Urban
- Building Terrain Relationship:
- NAR North - Type 1
- NAR North - Type 2
- NAR North - Type 3
- NAR North - Type 4
- NAR South - Type 1
- NAR South - Type 2
- NAR South - Type 3
- NAR South - Type 4



Fig.86: Northern Access Road Character / Frontage Diagram

NAR precedent image to be provided by Cormac

NAR precedent image to be provided by Cormac

Fig.87: NAR Precedent Image

Fig.88: NAR Precedent Image



Langarth Garden Village

MASTERPLAN SUMMARY

Langarth Garden Village promotes the use of sustainable modes of transport and is designed to facilitate walking and cycling. Four different parking standards are identified in response to the nature of the particular location, urban grain and proximity to amenities. It is encouraged to accommodate visitor and additional parking spaces on-street and courtyards areas dotted throughout the site.

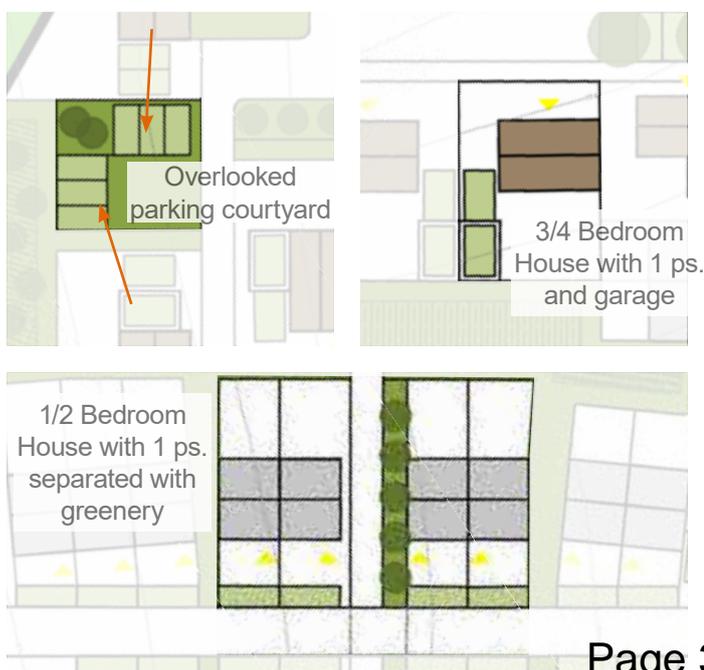
Parking

Rural Hamlet



- 1 and 2 bed dwellings should provide 1 no. parking space per dwelling;
- 3 and 4 bed dwellings should provide 2 no. parking spaces per dwelling;
- Additional 10% parking for visitors must be provided;
- Parking should be predominantly on-plot or in small and well-overlooked courtyards;
- A flexible room should be provided, which can be used as a garage / storage space or extra room; and
- Provision should be made for the future conversion of parking spaces for alternative functions. See below for further details regarding future adaptability of car parking space.

Rural Edge



- 1 and 2 bed dwellings should provide 1 no. parking space per dwelling;
- 3 and 4 bed dwellings should provide 2 no. parking spaces per dwelling;
- Additional 10% parking for visitors must be provided;
- Parking should be predominantly on-plot with some provision for parking on-street and in small and well-overlooked courtyards;
- A flexible room should be provided, which can be used as a garage / storage space or extra room; and
- Provision should be made for the future conversion of parking spaces for alternative functions. See below for further details regarding future adaptability of car parking space.

Langarth Garden Village

MASTERPLAN SUMMARY



Rural Hamlet



Rural Edge



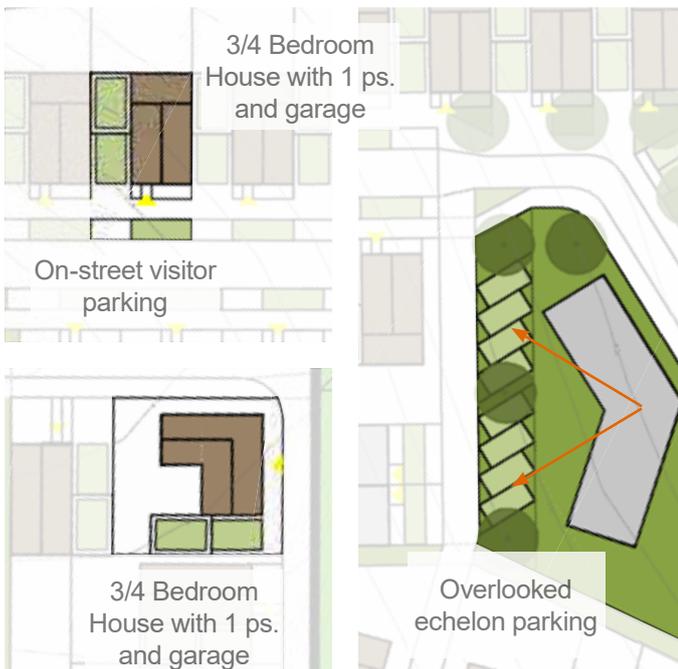
Village



Urban



Village



- 1 and 2 bed dwellings should provide 1 no. parking space per dwelling;
- 3 and 4 bed dwellings should provide 2 no. parking spaces per dwelling;
- Additional 10% parking for visitors must be provided;
- Parking should be provided through a mix of parking on-plot, on-street or in small and well-overlooked courtyards; and
- Provision should be made for the future conversion of parking spaces for alternative functions. See below for further details regarding future adaptability of car parking space.

Urban



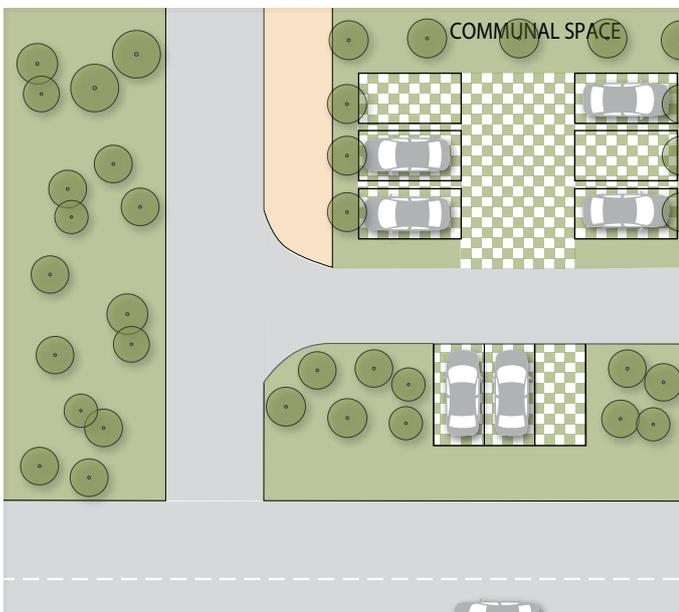
- 1 and 2 bed dwellings should provide 1 no. parking space per dwelling;
- 3 and 4 bed dwellings should provide 1.5 no. parking spaces per dwelling;
- Additional 10% parking for visitors must be provided;
- Parking should be provided through a mix of parking on-street or in small and well-overlooked courtyards; and
- Provision should be made for the future conversion of parking spaces for alternative functions. See below for further details regarding future adaptability of car parking space.

Langarth Garden Village

MASTERPLAN SUMMARY

Communal Parking

P2.1 In landscape



- Trees and low level planting around entrances will soften their appearance, while maintaining a good level of visibility.
- Car parking spaces will be unallocated, for use by both residents and visitors. Spaces will be limited to 10 no. spaces per courtyard.
- Communal parking should be designed and located so that future adaptation is possible.
- Permeable paving should be used for parking spaces located in the landscape

P2.2 Courtyards



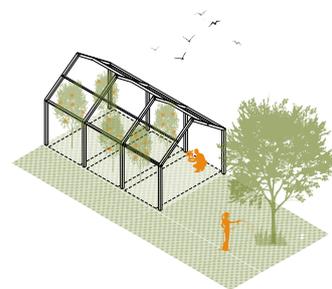
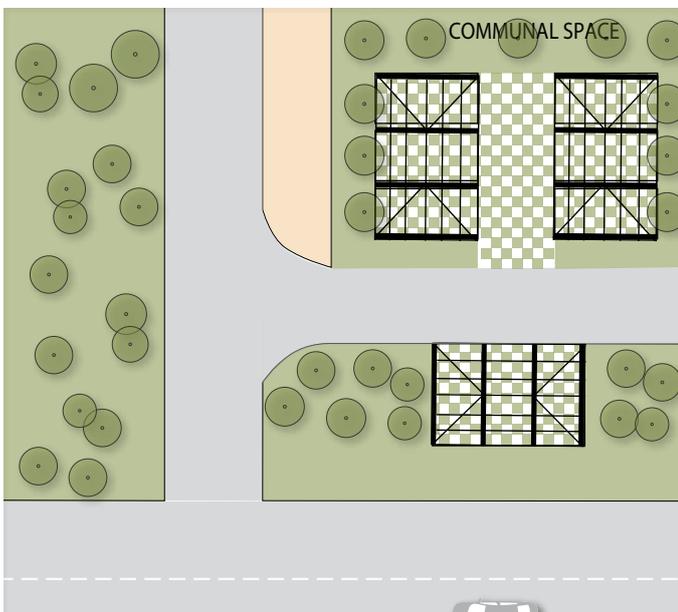
- Appropriate care should be given to pavement selection, in order to contribute to a pleasant street scene and intuitive perception of the different functions in place.

Langarth Garden Village

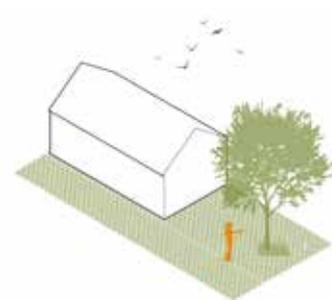
MASTERPLAN SUMMARY

Although the parking standards for Langarth recognise the current need for additional parking spaces in certain locations, it also identifies how some of these spaces could be adapted in the future in line with predictions on reduction of car ownership, working from home opportunities, increased accessibility to public transport and potentially automated transportation methods.

P2.3 Future adaptability



Green House



Redensification

Green House



Redensification



Langarth Garden Village

MASTERPLAN SUMMARY

COMMUNITY FACILITIES

Schools



Two primary school sites are proposed on site. The first, and larger of the two, is a three form entry school in a more central location within the West Langarth character area (plot B1). This school site lies near to the Bosvisack corridor and will have a capacity of up to 675 pupils.

The second school site sits within the Governs character area (plot D7), near the proposed Governs Round SANGs and new forest. This will be a two form entry primary school with capacity of up to 465 pupils.

The proximity of both schools to retained and proposed woodland means that either school site will be suitable for use as a forest school.



Fig.89: School Precedent Images



Fig.90: School Sites - Land Use Plan Extracts



Allotments



Allotments provide the opportunity for residents without their own garden or sufficient space, to grow their own food, whilst also promoting a healthy lifestyle and social interaction.

The Open Space Standards require that allotments should have a minimum size of 2,500m² with a catchment area of 800m. To meet the policy requirements, two allotment sites are proposed, one in the east and one in the west. The larger size of the allotment in the east would compensate for the size of the smaller allotment in the west which is constrained by topography.

Smaller sized allotments within the Green Infrastructure network as well as Communal Gardens and a Community Farm (plot D14) are proposed as part of the Community Infrastructure Strategy. They create a landscape which is not only beautiful but also performative.



Fig.92: Community Farm Site - Landscape Plan Extract



Fig.93: Allotments and Community Farm Precedent Images

Langarth Garden Village

MASTERPLAN SUMMARY

Play

Play provision at Langarth will be located on easily accessible outdoor sites forming part of the wider green infrastructure network. The distribution of play provision ensures that residents are within the recommended 600m catchment and they are well placed in relation to arrival spaces as well as residential development.

Play areas are to be situated in park and amenity space or natural space as follows:

- Four neighbourhood equipped areas for play (NEAP), with a minimum size 500m² (see example for Langarth Park North); and
- Two destination equipped areas for play, with minimum size 700m² (see example for Penventinnie Park).

The NEAP's and destination play areas would comply with Cornwall Council's Open Space Strategy for Larger Towns in Cornwall (2014) and the Council's play area specification with a minimum size of 500m² and 700m² respectively. They would have appropriate buffer zones to separate activity areas from residential dwellings, while accommodating natural surveillance.

Playable space: In addition all residential development would be no further than 330m from at least one type of open space suitable for children's informal play.

Teen provision at Langarth will be located on outdoor sites, forming part of the wider green infrastructure network, that are easily accessible particularly by bicycle. The distribution of ensures that residents are within the recommended 800m catchment and they are well placed in relation to arrival spaces (local centres) as well as residential development.

Teen provision would be situated in park and amenity space or natural space as follows:

- One multi-use games area (MUGA), with a minimum size 800m²;
- Two separately located satellite area (BMX track and skate park), each with a minimum size of 500m² (see example for Langarth Park North); and
- The skate park should also include some beginner facilities. This would require a smoothly surfaced 3.0m wide concrete path extending on level ground and a modest slope.



Fig.93: Children Play Provision Precedent Image



Fig.94: Children Equipped Play Space Precedent Image



Fig.95: Informal Play Provision Precedent Image

Art / Culture

Culture and creativity are engrained in the vision for Langarth Garden Village in order to reflect the area's existing natural character and Cornish heritage.

The provision of art in the public realm is important in developing a sense of place and belonging, whilst also aiding with residents and visitors collective wellbeing. Artistic and cultural experiences will help promote creativity within the community and provide a platform for local artists and creatives to exhibit their work.

Public Art Strategy

Key design principles for public art within Langarth:

- Commission local artists;
- Artwork to create a visually stimulating environment;
- Permanent and temporary works;
- Reflecting local Cornish character through installations;
- Variety of works such as: sculptures; digital art; performance art; landscaping etc;
- Explore opportunities to use artwork for wayfinding;
- Artwork to reflect the identity of character areas; and
- Art and culture encouraged within the community to promote social interactions.



Fig.96: Open Air Theatre Precedent Image



PART C CHARACTER AND DESIGN CODES

Langarth Garden Village

MASTERPLAN SUMMARY

INTRODUCTION

Establishing Character

The rural village model, with its close-knit community and tight relation to nature, has been a source of inspiration for the design. The new masterplan translates these fundamental qualities – active street corners, green corridors, and a concentrated village centre – into a new, sustainable district.

The masterplan is divided into six character areas, allowing a more intimate, small-scale sense of community to flourish. Wild-planted natural swathes run between these six mini-villages, ensuring free movement for local species and integrating nature into the core layout of the new community. In this sense, the six areas are small islands in a wild sea of green. We have named them:

1. The Brake - The Rural Neighbourhood
2. West Langarth - Sports Neighbourhood
3. Langarth - Community Neighbourhood
4. Willow Green - Learning Neighbourhood
5. Govers - Cultural Neighbourhood
6. Penventinnie - Health Neighbourhood

Role of the Design Code

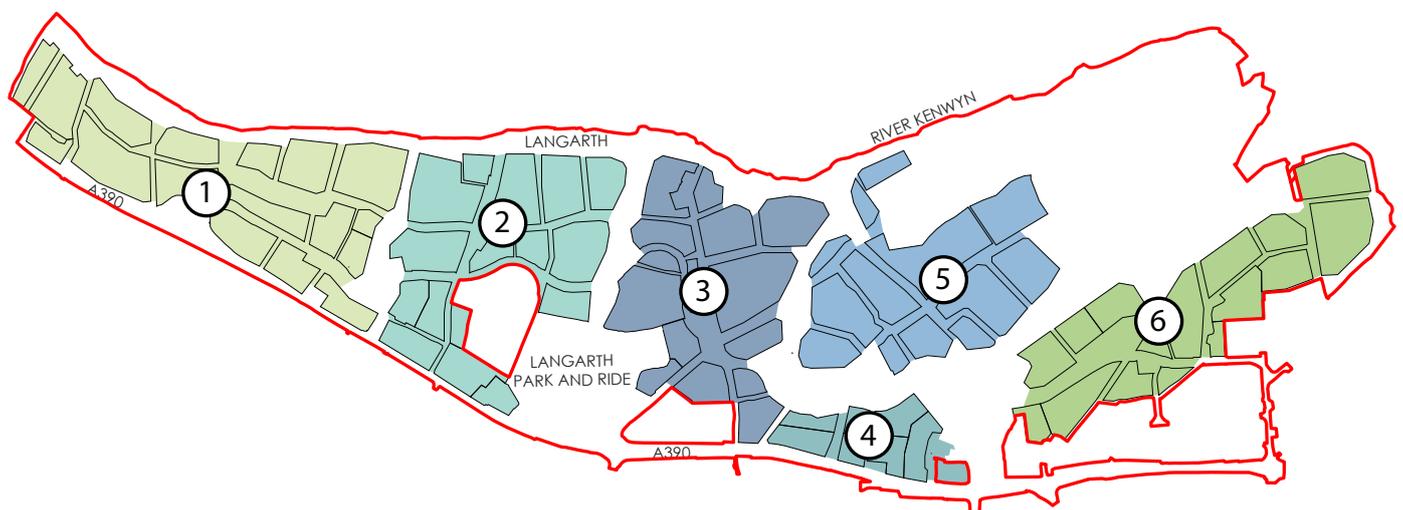
The Code will assist designers and developers in gaining a better understanding of the design intentions for Langarth Garden Village. It should equally assist the Planning Authority in the determination of future applications.

The Design Code establishes principles for character areas, streets, relation to the topography, open spaces, edge treatments, public realm and buildings. All of the above have been carefully assessed to achieve comprehensive design guidance in line with the Garden Community aspirations.

Variety is also a key element of the code to ensure distinctiveness is achieved in different neighbourhoods and ensuring legibility and wayfinding are somehow part of the design.

All Reserved Matters Applications submitted as part of the Langarth Garden Village development must demonstrate compliance with the Design Code by submitting a

A short extract of the 400 page Design Code document follows.



DESIGN CODE EXTRACT

How to navigate the Design Code

This page provides an overview of the Design Code structure and the relationship between the Design Code and the Regulatory Plan.

The key to the Design Code is the Regulatory Plan. Mandatory requirements for the detailed design of each area are identified in the plan with a specific reference that relates directly with a specific design code. The combination of elements identified in the Plan set out the parameters to enable detailed design.

In addition to the Regulatory Plan, the Illustrative Masterplan contained within the Design and Access Statement demonstrates how the scheme may be developed in accordance with the Parameter Plans, the Planning Requirements and the Design Code.



REGULATORY PLAN

The Regulatory Plan sits at the front of this document and sets out on a single drawing the mandatory requirements which must be adhered to in order to achieve the vision for Langarth Garden Village.

The key for the plan sets the structure of the Design Code allowing easy reference between this document and the plan

Throughout the document a series of icons are used to illustrate whether text is either:



MANDATORY

or



DISCRETIONARY / INSPIRATIONAL

PART A: BACKGROUND

Part A of the Design Code focuses on the background information of the project, such as location, physical and planning context, as well as masterplan vision.

PART B: THE COMMON DOMAIN

Part B explains the site wide principles and treatments which are applicable as overarching design elements.

PART C: CHARACTER AREAS

Part C focuses on character and neighbourhood areas, highlighting the different treatments and materials proposed to create distinctive centres.

PART D: TECHNICAL

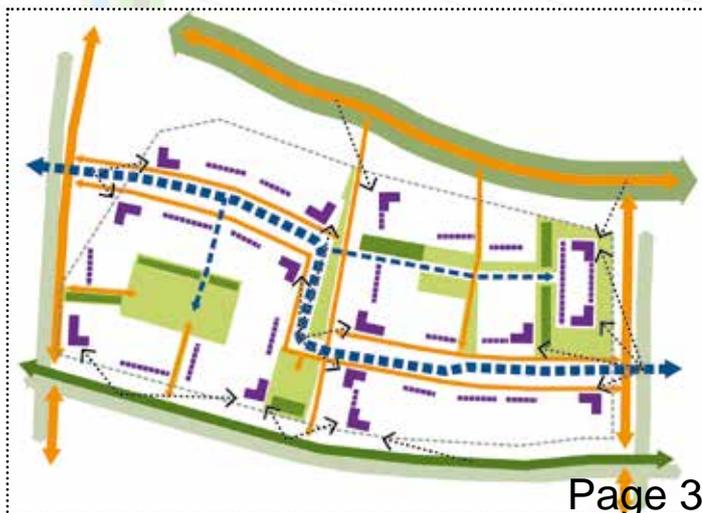
Part D contains technical information in terms of the construction methods, building standards, sustainability benchmarks and delivery checklists.

Langarth Garden Village

MASTERPLAN SUMMARY

Plot Assembly - Rural Hamlet Grain

The grain captures the character of the surrounding natural areas and local farmsteads. It has an intimate feel around courtyards, featuring informal alignment of houses and routes through.



- Key**
- Plot Boundary
 - Street
 - Footway / Cycleway
 - Green Lane
 - Cornish Hedge
 - Woodland
 - Communal Garden
 - Allotment
 - Key Corner
 - Building Frontage
 - Key Views

Langarth Garden Village

MASTERPLAN SUMMARY



Fig.98: Rural hamlet grain aerial view - Plot A7.

Concept	• Buildings organised around a communal green space and courtyards.
Alignment	• Plots aligned with existing Cornish hedges, then secondary streets and courtyards.
Grouping	• Predominantly detached and semi-detached groupings; • Maximum of 2 no. same unit types next to each other; • Single aspect row onto secondary streets or courtyard / mews arrangements.
Frontages	• Addressing secondary streets, green corridors, primary pedestrian routes and areas of open space;
Key Corners	• Located on secondary street entrances to developable parcel and public open space.
Roofscape	• Higgledy piggledy roofscape; • No dominant direction, variation is welcome.
Communal Gardens	• Focal or static spaces that create emphasis with good pedestrian connectivity; • Relate to existing or proposed landscape features and sit alongside internal pedestrian routes; • Accommodate areas of micro allotments and orchards;
Private Gardens	• Gardens facing public park and pedestrian routes for good surveillance; • Medium size gardens that transition to community gardens, maximum 6m if the back to a communal garden or open space; • Minimum front gardens 2.5m.
Parking	• Predominantly on-plot or in small and well-overlooked courtyards; • Communal surface parking should be well detailed and landscaped and must be overlooked by adjoining properties; • 1 and 2 bedroom dwellings should provide 1 no. parking space per dwelling; • 3 and 4 bedroom dwellings should provide 2 no. parking spaces per dwelling; • Additional 10% parking for visitors must be provided.
Garages	• Recessed to back of garden creating a break on the elevation line (mainly on secondary streets); or

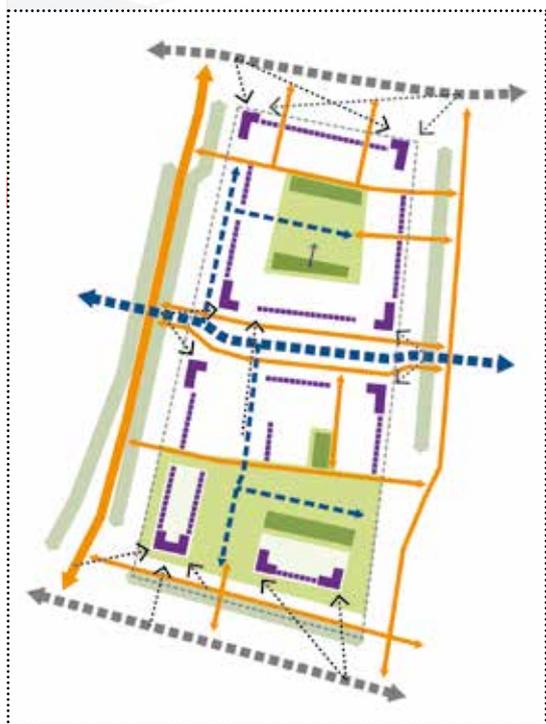


Langarth Garden Village

MASTERPLAN SUMMARY

Plot Assembly - Urban Grain

Located predominantly around local centres, and between the two main arteries, NAR and A390, this grain features denser development with multiple courtyards located in-between more formally arranged streets.



Key

- | | | | |
|---|--------------------|---|-------------------|
|  | Plot Boundary |  | Communal Garden |
|  | NAR / A390 |  | Allotment |
|  | Street |  | Key Corner |
|  | Footway / Cycleway |  | Building Frontage |
|  | Cornish Hedge |  | Key Views |

Langarth Garden Village

MASTERPLAN SUMMARY



Fig.100: Urban grain aerial view - Plot E3 & E4.

Main Concept	<ul style="list-style-type: none"> • Continuous strong frontages with clear separation public / private boundary.
Alignment	<ul style="list-style-type: none"> • Main entrances to apartments should be in the facade facing the highest grade road; • Streets aligned to plot boundaries and building frontages rather than contours.
Grouping	<ul style="list-style-type: none"> • Minimum of two of the same unit type unless on key corners; • Predominately terraced housing and groups of semi-detached.
Frontages	<ul style="list-style-type: none"> • Distance between rear elevations must be >20.0m; • When distance between rear elevations is <23.0m windows are to be staggered to avoid
Key Corners	<ul style="list-style-type: none"> • Corner buildings must address both streets;
Roofscape	<ul style="list-style-type: none"> • Repetition encourage at formal intervals; • Mono-pitch to be utilised to emphasise steep streets.
Communal Gardens	<ul style="list-style-type: none"> • Plots organised around a communal green space;
Private Gardens	<ul style="list-style-type: none"> • Min 4.0m deep private rear gardens with access to communal green space / gardens;
Parking	<ul style="list-style-type: none"> • Mix of parking on-street or in small and well-overlooked courtyards; • Surface car parking should be well detailed and landscaped and must be overlooked by adjoining properties; • 1 and 2 bed dwellings should provide 1 no. parking space per dwelling; • 3 and 4 bed dwellings should provide 1.5 no. parking spaces per dwelling;
Garages	<ul style="list-style-type: none"> • No garages allowed.
Bin / Bicycle Stores	<ul style="list-style-type: none"> • Access to bin storage should be separated from bike storage in apartments.



Langarth Garden Village

MASTERPLAN SUMMARY

Biodiversity Net Gain - Plot Design

The aspiration for Langarth Garden Village is to achieve a 20% Biodiversity Net Gain (BNG) across the site. In order to achieve this it is important to create the right Landscape Strategy (please see pg. xx on site wide framework chapter) and bring nature into development areas to create the connected green corridors. The following tables explain treatments which must be implemented in order to achieve the 20% Biodiversity Net Gain. Only by incorporating the below minimum percentages of communal gardens, semi natural open space, allotments, orchards and private gardens the 20% BNG will be achieved across the site.

Garden provision has been subdivided depending on the Residential Grain and the density within it. This has been following the logic of providing the biggest amount of private garden space within most rural plots, and gradually shifting this amount towards communal green areas within more urban parts of the masterplan.



Garden Provision within Residential Grains				
Residential Grain	Density	Communal Gardens / Semi Natural / Allotments (%)	Private Gardens (%)	Total Gardens (%)
Rural Hamlet				
	Up to 35	40%	20%	60%
	Up to 40	30%	20%	50%
	Up to 50	25%	20%	45%
Rural Edge				
	Up to 35	35%	25%	60%
	Up to 40	25%	25%	50%
	Up to 50	20%	25%	45%
Village				
	Up to 40	30%	20%	50%
	Up to 50	30%	15%	45%
	Up to 60	30%	10%	40%
	Up to 140	40%	0%	40%
Urban				
	Up to 40	35%	15%	50%
	Up to 50	35%	10%	45%
	Up to 60	35%	5%	40%
	Up to 140	40%	0%	40%

Fig.101: LGV Garden Provision table

Plot Boundary Treatment

All boundary treatments used within proposed development feature planting as a combining element. This is done to further enhance biodiversity net gain by providing natural corridors for wildlife to move through.

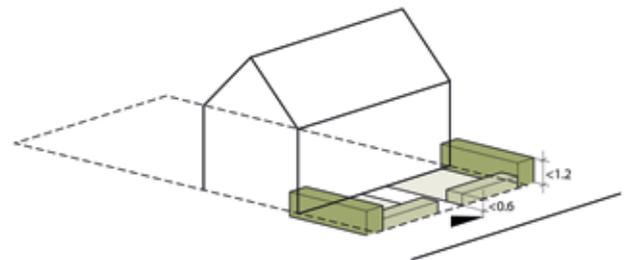
Three main boundary treatments proposed are: fully planted with low walls and railings with planting.

Timber fencing must be avoided and hedges should be used instead. Planted hedges can be more secured with the incorporation of metal mesh blended amongst the hedge.

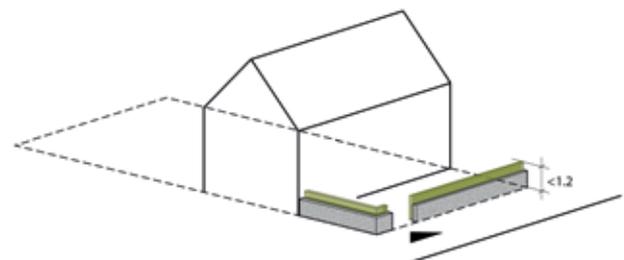
A full list of proposed boundary treatments is available in Chapter 10.05 of Technical Section.

Boundary Treatment within Character Areas		
Character Area	Density	Boundary Treatment
A - The Brake - Rural / Gateway		
	Up to 35	A
	Up to 40	B
	Up to 50	C
	Up to 140	C
B - West Langarth - Sport / Wellness		
	Up to 35	A
	Up to 40	A
	Up to 50	B C
	Up to 60	C
C - Langarth - Community		
	Up to 40	A B
	Up to 50	B
	Up to 60	C
	Up to 140	C
D - Govers - History / Cultural		
	Up to 35	A
	Up to 40	A B
E - Willow Green - Research / Learning		
	Up to 50	B C
	Up to 60	C
F - Penventinnie - Health		
	Up to 35	A
	Up to 40	A B
	Up to 50	B C
	Up to 60	C
	Up to 140	C

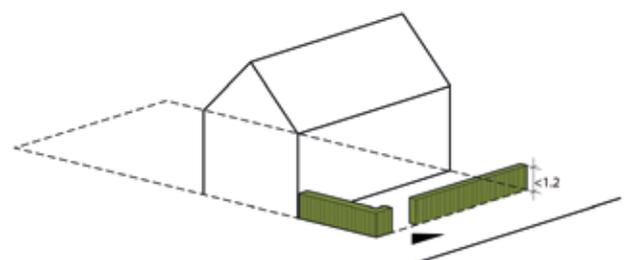
A. Fully planted - with native shrubs



B. Planted with low walls



C. Railings with planting



Langarth Garden Village

MASTERPLAN SUMMARY

Public Realm - Tonal

The materials palettes are designed to ensure that Langarth Garden Village has a distinctive character that draws inspiration from the vernacular architecture of the locality as well as a series of clearly distinguishable neighbourhoods.

The code does not seek to prescribe a particular architectural style but rather to develop a distinctive Langarth colour and materials palette that can be used on different styles of building as the place grows over time. The palette includes enough variety to create unity without uniformity, allowing each neighbourhood and residential grain to develop an individual identity but still be recognisably Langarth.

The tonal pallet is based on the earthy colour tones found in the typical stonewalls on farm buildings in the area. Spanning from the light grey to darker reddish over brown and yellow.

To the South the greyish yellow tones connects with the residential areas in Threemilestone and Treliske.

To the north the earthy brown / reddish colour tone works well with the existing farmsteads and as subtle backdrop for the ancient woodland and the scheduled monuments.

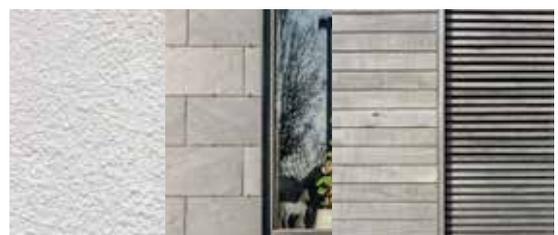
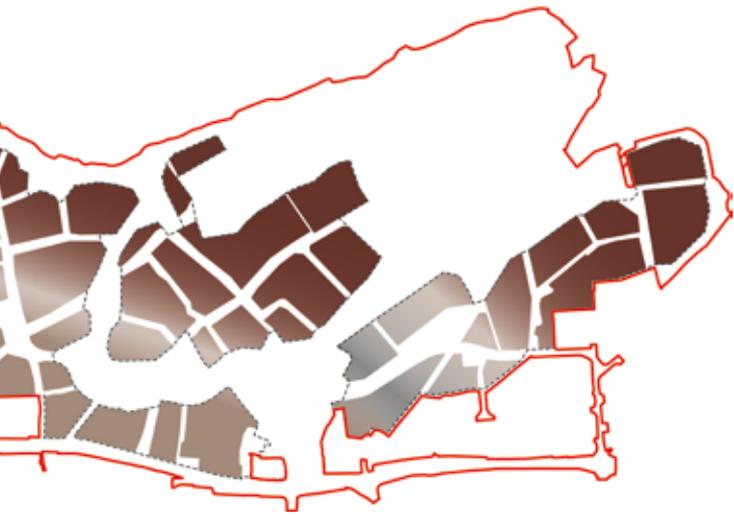


Fig.102: Reference - Typical Cornish farm building / Cottage

Langarth Garden Village

MASTERPLAN SUMMARY

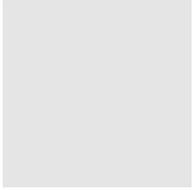


Langarth Garden Village

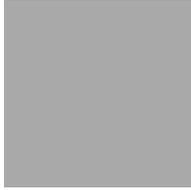
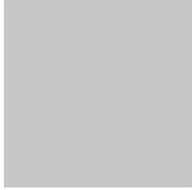
MASTERPLAN SUMMARY

The Brake - Materials Palette

Tones



Granite Grey

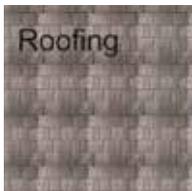


Dark Slate Grey

Texture and Materiality



Standing seam
metal roof



Slate Effect Clay Tile

Natural Slate



Primary
Urban



Accent
Urban



Contrast



Primary
Village

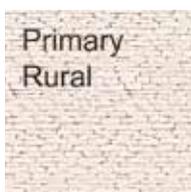


Accent
Village

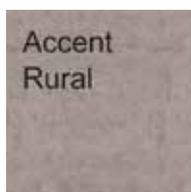
Primary Materials:

These will be mixed across the Urban, Village and Rural areas but the one identified will be dominant in each area.

Smooth, Textured and
tumbled brick within
tone range



Primary
Rural



Accent
Rural

Accent Materials:

Can be used across Urban, Village and Rural types but with a dominant accent in each area.

Timber cladding

Shingles

Stone

Precedents



Building Features

More traditional form because on the fringe of the new development area. Colours informed by traditional light granite stone and pale render. An example of the proposed building features can be found below.

Architectural Style

Housing design takes their design cues from the existing rural buildings and drawing inspiration from the local vernacular of the Farmstead typology. Each Cluster is divided up into smaller parcels to give character and to allow adjustment to the undulating landscape. The sloping landscape character is utilised so that most clusters have views over the surrounding landscape.

The emphasis should be given to informal relationship between the frontage of homes and the street – avoiding a suburban character. Homes fronting the Common areas should be designed to form an attractive backdrop to this key space with attention given to creating a sense of enclosure.

Roofscape/ Skyline

To create a strong link with the area's history and immediate context roofs should mostly be pitched. This is manifested in rectangular and L-shaped plan forms, with pitched, cat slide, hipped and half hipped roofs.

Architectural Details

The form of development in the neighbourhood should respond creatively to the built and cultural heritage assets within the locality to emphasise the distinctiveness and identity of the new place. As with the original farmsteads each cluster can have a slightly different character, in terms of materials and architectural details, but that there is a strong overall character and identity for the area.



Langarth Garden Village

MASTERPLAN SUMMARY

Terrain Adaptability Principles

Flat land is in short supply and Cornish towns and villages have adapted to building on steep slopes. Langarth Garden Village is no different and the undulating landscape represents a substantial challenge for future delivery. A fine balance between retention of existing character, including hedges, trees and lanes, and new methods of construction has to be found.

Steep landscape should be appreciated and worked with. Development at Langarth Garden Village must contribute to place and visual distinctiveness and topography can help with it.

Slope

Buildings can be stepped to reflect steep topography where necessary. Dwellings in these terraces may step individually in steeper locations, or step in pairs where the gradient is shallower. It will be necessary to explore non standard house types on particularly steep locations such as split level and upside down typologies to maximise views and address topography challenges.

Where keeping the levels untouched is not feasible, re-profiling should be minimised and should follow the cut and fill principles set out as part of this section. Land taken from one place, should be compensated in the location nearby to where it has been taken from. Open space and gardens should be stepped to accommodate level changes. Plot and building edge conditions and boundary treatments have to respond to existing or re-profiled terrain to allow for a seamless connection with the adjacent development. Building frontage has to allow for access off the street, and be accessible.

Orientation

Most areas at Langarth Garden Village are north facing, meaning most properties need to optimise west and east orientations to get solar gain.

Buildings must primarily be orientated in a way they can maximise the benefit of positive solar gain in cooler seasons and provide shade where necessary in the summer.

It is important to note that this approach must also be considered to landscape, open public space, community buildings as well as residential dwellings, to avoid overshadowing.

Initial design considerations should inform and shape any development proposals. These include:

- Designing and positioning new buildings to maximise beneficial solar gain in cooler seasons and provide shade where necessary in the summer;
- Maximising the benefits of both sunlight and shade within the design of the streets, open spaces, greenspace and gardens, to create attractive and comfortable external environments;
- Careful location of food growing within private gardens to benefit from sunshine throughout an extended growing season;
- Using landscape features to provide shelter from prevailing winds in exposed areas, and orientating buildings to avoid exposure to key evaluations;
- Considering climate change mitigation and adaptation in the design of buildings and landscape; and
- Roof orientation is important to maximise generation opportunities for PV.

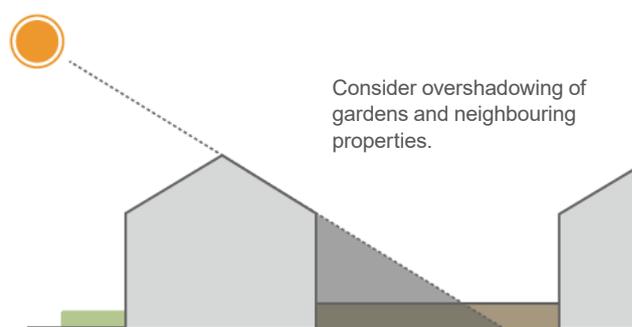


Fig.103: Orientation Diagram. Extracted from Housing Design Guide - Contemporary Cornish Living

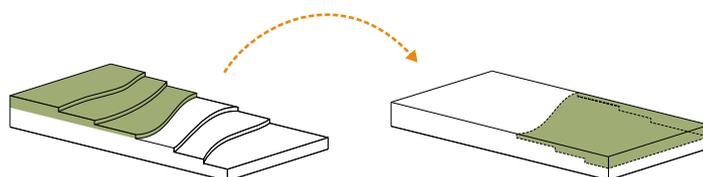


Fig.104: Cut and Fill Balance diagram

Cut and Fill Strategy

The existing site generally has a steep topography with ground slopes ranging between 5% and 20%, with a significant proportion of the land zoned for development at 5% to 10%.

The four main features that determine proposed site levels are: existing features to be retained, street gradients, drainage, and development platform slopes. All of these elements need to be considered together and have to be checked to ensure that they tie in with the boundary constraints of the site.

Development platforms for buildings, gardens, courtyards, create a requirement for a relatively level slope across the development parcel. In general a slope of approximately 7% should remove the need for any significant retaining structures, although the exact plot layout will determine what may be required.

As outlined above, the majority of the developable site has an existing fall of around 8% and steeper. By inspection, a development parcel gradient of 7% is going to create a requirement for cut and fill. The general method for determining the extents of cut and fill has been as follows:

1. Extend principle street corridors from fixed existing points using the maximum allowable gradients and fix proposed street levels;
2. The vertical alignment of the NAR has been developed considering existing site constraints, geometrical design standards and the feasibility of adjacent development

plots. The vertical alignment of this primary street has dictated the extents of the earthworks cut and fill for the highway works. In general, the extents of the highway interface with the existing ground level at a gradient of 50%;

3. Determine locations of attenuation basins and fix levels of basin base and top water level to suit incoming drainage, outfall points and available land; and
4. Ascertain boundary levels for development parcels, considering items 1 and 2 above, together with fixed existing ground levels, retaining routes and Cornish hedges, and check the resulting overall slope across the parcel.

In general, where the resulting parcel slope is steeper than 10%, retaining structures will be introduced where possible to try and 'level up' the development platform, this could be in front or back gardens or the building itself. Where possible the aim is to balance the cut and fill however this is not always possible where a number of the above constraints all come in to play.

In some locations, the space available to remove the level differences is limited, therefore significant depths of cut and fill cannot be avoided. This can principally be seen for Penventinnie Square and other areas to the East of the site where there is a cut depth of up to 12m.

The cut and fill strategy must be developed in line with phasing to identify areas of storage for future use throughout the site. No cut and fill will be stored in the flood plain.

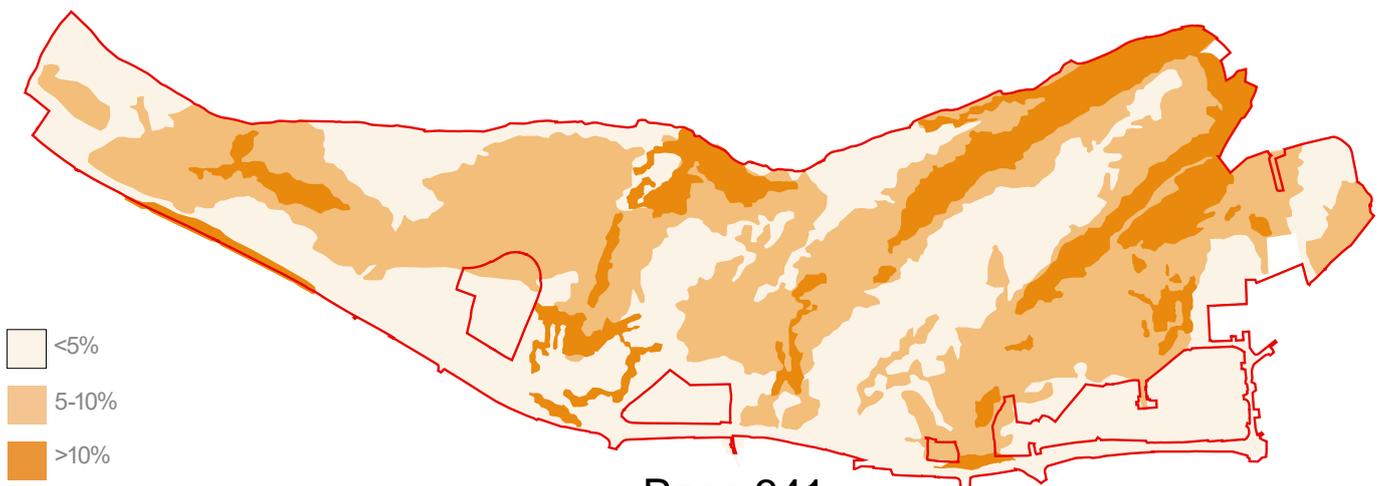


Fig.105: Slope Plan



- Following Cornwall Council's declaration of a Climate Emergency in January 2019, all buildings should be designed to allow progression towards achieving full Zero Carbon by 2030.
- The frequent review of the Design Code should assess the validity of the Sustainable Design Standards and seek to amend and improve upon the targets wherever possible to meet changes in legislation or technological advancements.

Sustainable Design Standards

The Langarth Garden Village design principles form a key part of the masterplan strategy to deliver a highly sustainable development suitable for future living. Designing for climate change resilience is one of the fundamental principles of Langarth Garden Village.

Cornwall Council Climate Change Emergency

On 22 January 2019 Cornwall Council declared a climate emergency. The Council committed to reducing carbon emissions and to work towards becoming carbon neutral by 2030, a full twenty years ahead of the UK Government's target of 2050.

Cornwall Council's plan comprises several proposals including powering all new homes with alternative energy and making energy efficiency improvements to existing Council owned housing.

As a Cornwall Council led masterplan, the new development also offers a unique opportunity to deliver new buildings at the cutting edge of sustainable design. The Langarth site offers developers the scope to deliver an exemplar of Zero Carbon development.

In order to deliver the development to industry leading levels of sustainability, a series of Sustainable Design Standards have been developed. Designing new homes and buildings in accordance with a series of robust Standards will help achieve a zero Carbon development. The Standards offer developers guidance in how to achieve Zero Carbon performance, and are graded in three tiers; Silver, Gold and Platinum.

At the outset of development it is anticipated that the Silver Standard would typically be adopted, achieving Zero Carbon in operational energy only. Higher standards could be targeted at the outset if developers elect to do so. The following two stages would be implemented over time as the county progresses towards its Carbon Neutral target. As higher standards are adopted so the adoption of lower standards will become invalid.

Through consultation with specialists, it is envisaged that the Langarth Garden Village masterplan could achieve full Zero Carbon performance within the site boundary and as such implementing offsetting to other areas should be avoided.

Reference Guidance

The following reports, documents and standards have been referenced in the compilation of the Sustainable Design Standards for Langarth Garden Village:

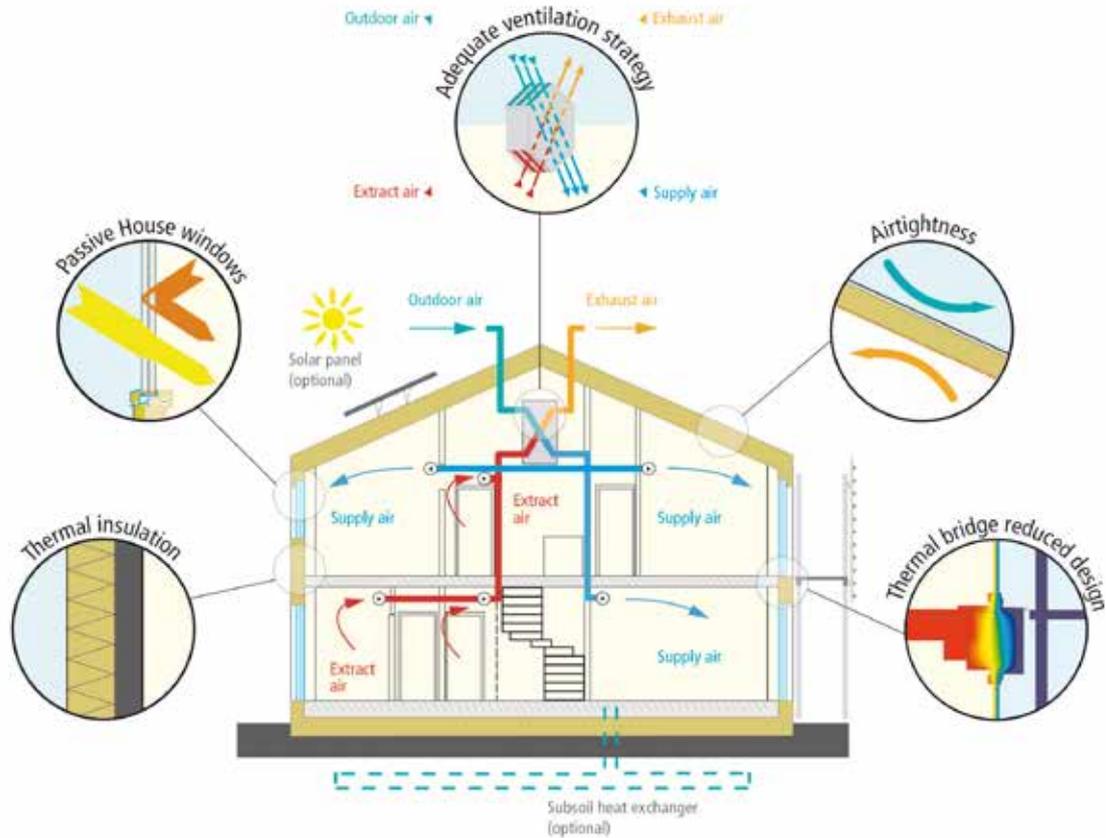
- Cornwall Environmental Growth Strategy;
- Building Regulations - Approved Documents L and F;
- RIBA – 2030 Climate Challenge;
- Passivhaus Standards;
- Future Homes Standards;
- London Energy Transformation Initiative;
- Building with Nature;
- Buildings for Life;
- United Nations - Sustainable Development Goals;
- Intergovernmental Panel on Climate Change.

The study of the above documents has shaped the content of Sustainable Design Standards, and highlighted the aspects of Sustainable Design that should be addressed by developers to deliver a Zero Carbon development.

The aspects included are Energy Efficiency, Embodied Carbon, Green House Gas Emissions, '360o Energy' and Mobility. It is noted that reducing potable water use has not been targeted in the standards, as the current Building Regulations are seen to sufficiently address this issue. The impact of potable water use on achieving zero-carbon developments should, however be reviewed as building performance improves.

Langarth Garden Village

MASTERPLAN SUMMARY



Fabric Energy Efficiency

A fabric first approach will allow a more robust path towards meeting the UK's climate targets. By starting off with a well performing thermal envelope the gap to be made up by the systems will be smaller and less costly.

Energy Use Intensity

Energy Use Intensity includes all energy uses in the building (regulated and unregulated) as measured at the meter and exclude on-site generation.

Quality

With rising focus on the quality of housing across the UK, we have introduced an added consideration for commitment to a clerk of works who will inspect the workmanship, quality and safety of work on construction sites and report back to senior managers and clients.

Embodied Carbon

The RIBA 2030 Climate Challenge document details targets for embodied carbon taking into account the latest recommendations from the Green Construction Board and have been developed in consultation with other UK professional bodies. The term embodied carbon refers to the 'upfront' emissions associated with building construction, including the extraction and processing of materials and the energy and water consumption in the production, assembly, and construction of the building. It also includes the 'in-use' stage (the maintenance, replacement, and emissions associated with refrigerant leakage) and the 'end of life' stage (demolition, disassembly, and disposal of any parts of product or building) and any transportation relating to the above. Embodied carbon is a topic that is becoming more relevant and important as we reduce operational carbon.

Green House Gas Emissions

The UKGBC Net Zero Carbon Buildings, sets out definitions and principles around two approaches to net zero carbon. Developers aiming for net zero carbon in construction should design the building to enable net zero carbon for operational energy, and where possible this should be achieved annually in-use. Net zero carbon for both construction and operational energy represents the greatest level of commitment to the framework. This has been reflected in the formulation of the Silver and Gold Standards.

360° Energy

"Net zero carbon" is not the same as "zero carbon" even though the terms are often used interchangeably. The "net" element essentially treats CO2 emissions like a balance. The problem is that this is not how our energy system works; however much solar power is generated or off-site credits bought, it doesn't actually eliminate the emissions generated, they are still out there and that is why a development is considered "Net Zero Carbon" rather than "Zero Carbon".

To address the balance of supply and demand, we have proposed a 360° approach which considers the inter-connected elements of supply (Energy efficiency, Electric Vehicles, Demand Side Management, Battery Storage) and demand (Self-generation, Procurement), in real-time. Aiming to match the two, achieving a zero carbon standard, and reducing energy bills and infrastructure costs.



Silver:

- The 'Silver' standard achieves Net Zero Carbon for operational energy and is based upon the principles of the UK Government's Future Homes Standard (FHS).
- Building to the Silver standard should help with future adaptability in moving towards reduced energy use and complete carbon neutrality.

Gold:

- The 'Gold' standard drives building energy efficiency towards Passivhaus levels, without seeking specific certification.
- Zero Carbon achieved for building operation and residents' transport, in both new build and existing properties.

Platinum:

- Passivhaus standards and methodology applied to all buildings, with certification required at completion.
- Full Zero Carbon managed and monitored in real time throughout the year.



Fabric Energy Efficiency

- Future Homes Standard Part L 2020 Option 1

- Reduced space heating demand to 15kWh / m²

- PassivHaus Plus
- Reduced space heating demand to 15kWh / m²
- Airtightness ≥ n 50 = 0.6 / h

Energy Use Intensity

- Domestic <70kWh / m² / year
- Non-Domestic <110kWh / m² / year

- Domestic <35kWh / m² / year
- Non-Domestic <55kWh / m² / year

- PassivHaus Plus
- Primary Energy Renewable ≤ 45kWh / m² / year
- Renewable Energy Generation ≥ 60kWh / m² / year

Quality

- Commitment to Clerk of Works

- Commitment to Clerk of Works

- Commitment to Clerk of Works
- PassivHaus Plus Certified

Embodied Carbon

- Calculate Embodied Carbon using a recognised LCA Tool
- In line with RIBA Climate Challenge 2030 targets

- Domestic <450kgCO₂ / m²
- Non-Domestic <650kgCO₂ / m²
- In line with RIBA Climate Challenge 2030 targets

- Domestic <300kgCO₂ / m²
- Non-Domestic <500kgCO₂ / m²
- In line with RIBA Climate Challenge 2030 targets

Green House Gas Emissions

- Net Zero Carbon
- Operational only

- Net Zero Carbon
- Operational and Embodied

- Net Zero Carbon
- Operational, Transport and Embodied

360° Energy

- Monitoring half-hourly tracking
- Reporting of live energy demand and supply

- 360° energy review of a building to optimise mix of renewables, storage, smart energy management and efficiency

- Full 360° energy review of site to optimise mix of renewables, storage, smart energy management and efficiency

Langarth Garden Village

MASTERPLAN SUMMARY



- Buildings should be designed to adapt to changes in lifestyle and the needs of different people. Internal layouts should be easy to change, with the scope for rooms and spaces to perform multiple functions, allow adaptation to different working methods, allow the installation of wheelchair access features, and to allow the ability to convert or extend.

Building Adaptability

Home Workspace



The easy conversion of a secondary living space or bedroom into a home work space should be designed and suitable details incorporated to all dwellings.

The operation of this space as a work space should be carefully considered to minimise the disruption to and from family life in the remainder of the dwelling. This should include the location of the room to allow meetings.

Mixed Use Ground Floor



Where buildings and dwellings are located in local centres, the ground floor should be designed to allow the adaptation into small commercial premises to allow the natural growth of the community facilities in Langarth Garden Village.

The storey height of the street level floorplate should be a minimum of 4m (to the next floorplate above) to allow multiple varied uses to be accommodated.

Parking infill



The parking provision proposed in the masterplan should be adaptable to suit an anticipated reduced car use over time.

Areas of parking should be considered for future planting and growing spaces.

Communal parking areas should be designed such that they can be readily converted into community growing areas or to take community buildings. For detail see ##

Electric Car and Bike Charging



All dwellings should have the facility for electric car and bicycle car charging points to allow adoption of a low carbon transport strategy throughout the development.

Loft Conversion



The minimum 35 degree pitch of roofs throughout the development should help enable the conversion of loft spaces into liveable floor space.

The detail of roof structures should be designed such as to allow future conversion without major structural change.

Extensions and outbuildings



Where extensions, outbuildings or other free-standing structures are proposed in dwelling curtilages they should not dominate the existing building in shape or size, and should preserve the principle frontage. Roof forms in particular should seek to complement the original house in design. The size colour and texture of materials should match or complement the existing building. Proposals should not negatively impact on neighbouring properties and should not be located close to the top of existing retaining structures.

Accessibility



All buildings should allow easy adaptation to suit different and changing occupant accessibility requirements.

It is recognised that site topography presents challenges to accessibility but solutions to address easy access to buildings should be sought throughout.

As a minimum, the Lifetime Home Standard should be applied to all apartments and to other dwellings where topography challenges can be practically addressed.



- Sufficient storage of waste and recycling must be provided within a properties boundary. It should be easy and convenient for people living and working at Langarth Garden Village to recycle as much as possible
- Space for compost bins is recommended to buildings with gardens to help support growing area use.

Recycling and Waste Storage Strategy



All homes should have a designed refuse area capable of holding a wheeled refuse bin and a range of recycling containers. The space should be flexible enough to cope with future changes in waste and recycling equipment.

Recycling and waste storage areas should be integrated into a building design wherever possible, perhaps as part of the cycle storage structure.

External containers or structures should be finished with materials that suit the material palette of the character area within which they are located. Careful attention should be made to ensure external refuse buildings appear recessive in their surroundings.

Recycling and Refuse storage spaces should be of a sturdy and durable construction, with a minimum design life equal to the building, or if externally located of at least 15 years, to avoid burdening residents with maintenance costs.

The ventilation, cleaning and maintenance of refuse and recycling enclosures should be carefully considered, along with suitable access for refuse services.

For each dwelling the storage space should be able to accommodate:

- 1x 180 litre wheeled refuse bin
- 2x 60 litre recycling bags
- 1x 34 litre recycling bag
- 1x 55 litre black box
- 1x 32 litre food waste caddy

Wherever possible apartments will have their own containment, as detailed above, within a dedicated residents refuse and recycling. Larger bins can be used (bulk bins) but they must be the following:

Refuse must be stored in a bulk bin no bigger than 1100 litres per bin.

Dry recycling must have individual bulk bins for individual waste streams and each bin must be no bigger than 360 litres.



A - Apartments



Apartment buildings should seek to integrate Recycling and Waste storage provision within the communal ground floor extents of the building form. Locating the provision in the ground floor will avoid cluttering the surrounding streets with small cycle storage structures.

B - Terraced



Terraced buildings should seek to integrate recycling and waste storage provision within the ground floor extents of the building form, where possible. Terraced buildings could integrate provision within shared boundary structures, to minimise visual impact of additional storage structures. This could include wrapping the store in the same boundary material and should be consistent within terrace forms.

C - Detached



Detached buildings should seek to integrate recycling and waste storage provision within the ground floor extents of the building form, where possible. Detached buildings could integrate storage provision within lean to structures adjoining the main building, to minimise visual impact of additional storage structures. This could include wrapping the store in the same building material.

Langarth Garden Village

MASTERPLAN SUMMARY

Car & Cycle Parking

Carparking

Limiting car parking at trip origins is a key tool in reducing car ownership and use. In addition, parking should not dominate the street scene. The masterplan is designed to reduce the need for car ownership, by ensuring walkable neighbourhoods and providing excellent public transport and cycle facilities.

The emphasis is on creating a sustainable development. Parking will therefore be provided at levels below the maximums generally permitted elsewhere in Cornwall. The following table sets out the current Cornwall Council Parking Standards and the reductions that would apply at the development site. These must be reviewed if and when the Council Parking Standards are updated:

It is however anticipated that that there would be some complementary parking between residential and non-residential uses (e.g. retail-related parking being used overnight by residents). In addition, a limited amount of visitor parking spaces (maximum 1 space per 5 dwellings across site) can be provided on-street, but these should be located some minutes' walk from residential areas to discourage on-going use by residents. The amount of visitor parking should be increased in areas within 640m (10 minutes' walk) of the school, as these areas are more likely to be used for school drop offs. Careful design is required to limit unauthorised and ad-hoc parking opportunities (including pavement parking).

Covenants should be in place to prevent the conversion of front gardens to parking.

Location and parking layouts

Parking will be provided in a mix of on-plot, courtyard and on-street areas. On-street parking within adopted areas must not be allocated to particular dwellings. All on-street parking is to be within clearly defined bays to limit ad-hoc parking. Parking bays should not be provided directly adjacent to cycle routes due to the danger of dooring incidents occurring.

In order to limit visual impact, parking in, or visible from the public realm should be limited to small groups of no more than 3 bays (parallel parking or 5 bays (perpendicular parking)), separated by kerb buildouts, planting or street furniture. Parking bays should drain towards the street.

The following bay dimension should be observed:

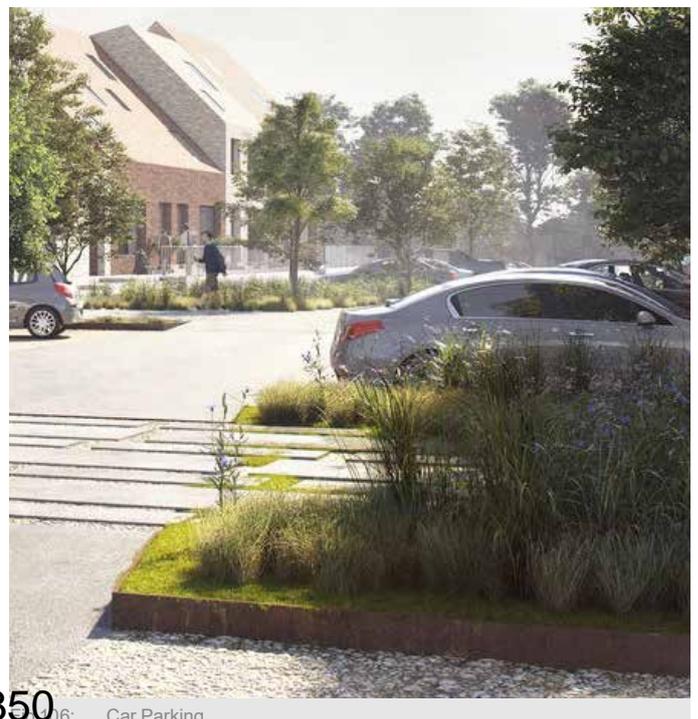
- Parallel parking bays - 2m wide x 6m long
- Perpendicular parking bays - 2.4m wide x 4.8m long.
- A 6m clear area will be required to allow vehicles to reverse into and out of these bays.
- Echelon parking – dimensions and reversing areas to be determined via swept path analysis. Drivers should be encouraged to reverse into the bays as this is safer than reversing out.

The requirements for the layout of disabled bays are set out in the [Inclusive Design Section].

Motorcycle parking areas must be provided with convenient locking opportunities. Whilst it will not be necessary to mark individual bays, an allowance of 2m x 0.8m should be made for each motorcycle.

Parking Controls

The potential need for controlled parking within the development should be discussed with Cornwall Council as part of any planning application. It is important that the



parking regime on the site is compatible with existing parking controls within Truro. In order to reduce street clutter, any on-street parking or waiting restrictions should be in the form of Controlled Parking Zones, with signage on entry to the zone. In such zones, parking would only be permitted in identified bays.

If residents' parking controls are introduced, there may be a cost to residents associated with this in order to cover management and enforcement

In order to discourage indiscriminate parking, all on-street parking must be in discrete parking bays. These should be indicated with features such as indented bays, planting and changes in surface finish, etc. that fit in well with the general

streetscape rather than being identified by conventional road markings.

LAND USE	Cornwall Council Max. Parking ratio	Langarth GV Max. Parking Provision
Food Retail	1 sp / 14 sqm GFA	1sp / 16sqm GFA (10% reduction)
Non Food Retail	1 sp / 25 sqm GFA	1 sp / 28 sqm GFA (10% reduction)
D2 including leaisure	1 sp / 25 sqm GFA	1 sp / 28 sqm GFA (10% reduction)
B1 (Including offices)	1 sp / 35 sqm GFA	1 sp / 39 sqm GFA (10% reduction)
B2 Employment	1 sp / 50 sqm GFA	1 sp / 55 sqm GFA (10% reduction)
B8 Warehousing	1 sp / 50 sqm GFA	1 sp / 55 sqm GFA (10% reduction)
Health Uses	1 / 4 staff + 1 per 3 consultation rooms	1 / 4 staff + 1 per 3 consultation rooms
Higher and further	1 sp / 2 staff + 1 sp / 15 total possible students	1 sp / 2 staff
All other schools	1 sp / 2 staff	1 sp / 2 staff
Community uses	1 sp / 5sqm public GFA	1 sp / 4 sqm public GFA (20% reduction)
Food and drink	1 sp / 5sqm public GFA	1 sp / 4 sqm public GFA (20% reduction)
Housing	1 sp / unit where highly accessible 2 sp / unit elsewhere	2 sp / unit for all units with 3 or more bedrooms 1 sp / unit elsewhere
Studios / bedsits	1 sp / 3 units	1 sp / 3 units
Care Homes	1 sp / 6 residents	1 sp / 6 residents
Hotels	1 sp / room	1 sp / room
Motorcycle / moped	2% minimum of all non-residential uses	2% minimum of all non-residential uses
Disabled Parking Provision	5% minimum of all non-residential uses	5% minimum of all non-residential uses

Fig.107: Figure 7

Langarth Garden Village

MASTERPLAN SUMMARY

Cycle Parking

Cycle parking should be at least, if not more convenient than car parking.

The location, design and type of cycle parking is important to:

- Encourage all people to choose cycling as a mode of transport and supporting active travel
- Provide convenient, safe and secure facilities to lock and store bikes
- Reduce cycle theft
- Reduce obstruction and other nuisance caused by ad-hoc parking

Cycle parking within the site will be a mix of private and public facilities. Publicly available cycle parking should be provided at the following locations:

- Neighbourhood centres
- Health Centres
- Community facilities and services e.g. libraries, pre-school and day-care facilities, open spaces and play areas
- Schools / Colleges
- Workplaces
- Residential areas
- Key public transport stops / mobility hubs
- Leisure venues

Within the public realm, cycle parking is to be designed as an integral part of street design, in a prominent accessible location and connected with cycle routes. The areas of cycle parking are to be designed as secure as possible and are to

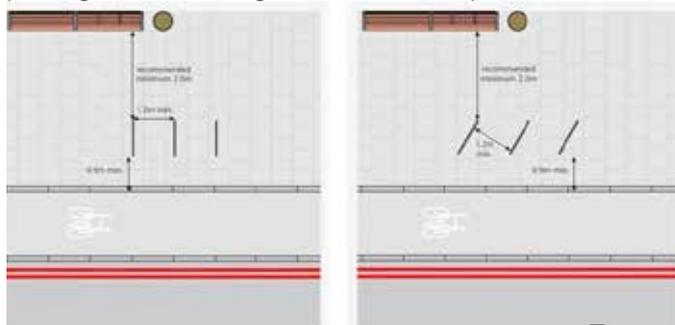


Fig.109: Figure 7

benefit from natural surveillance in the public realm.

The type of cycle parking to be provided will depend on the demand, trip purpose and length of stay. The provision will be fall into two categories:

1. Short Stay Parking
2. Long Stay Parking

Short Stay Cycle Parking

Short staying parking will have a high daily turnover and cycles will be parked for a short duration, for example for a neighbourhood shopping centre. The use of simple tubular cycle stands (Sheffield stands) provide a simple, robust and cost-effective cycle parking solution. There are different types of tubular stands available and the selected cycle stands should be consistent with the adjacent street furniture.

Cycle stands located on-street should be highly visible, well-lit and clear of pedestrian and vehicle sight lines. The placement of cycle stands should not result in a reduction in width of the pedestrian footway. The visual impact of cycle stands can be reduced if they are placed between other items of street furniture, especially tree planting within an organised street furniture zone on-footway. Typical layouts on street arrangements for on street cycle stands are shown below.



Fig. 108: Cycle Stands

Typical On-street Cycle Stand Layout (ref: TfL)

Long Stay Cycle Parking

Long-stay cycle parking would be located at key transport hubs, residential accommodation or at workplaces. The facilities are to be located in a safe, secure, convenient and well-lit location. Different options for long stay cycle parking can be considered, such as

- Cycle lockers
- Secure shelters and compounds and cages

Cycle lockers would be appropriate solution for transport hubs. Secure shelters and compounds and cages can be used to provide additional security for long stay cycle parking at locations such as public transport interchange points, workplaces or residential developments. For secure shelter and compounds, the design considerations are:

- Security, for example access by fob or swipe cards for a registered user
- Type of cycle parking racks, allowing all types of cycles to be secured within the compound
- Personal security of those accessing the compound, including lighting, CCTV, visibility

- Future Management and maintenance of secure compound

Where visible from the public realm, the long-stay parking facilities should be designed to coordinate with street furniture in the local area.

The following locations are acceptable for long stay residential cycle parking:

- within garages
- within the house or apartment block;
- within the rear garden area, or
- within courtyard

In all cases, sufficient space must provided that cycles can be conveniently stored and moved into and out of storage. For example, for dedicated covered parking, a storage area will need to be a minimum of 1m x 2m (sufficient for 2 cycles if wall fixings are used). Although not an absolute requirement, long-stay cycle parking will generally be within the private realm and shorty stay cycle parking will generally be in the public realm.

LAND USE	LONG STAY CYCLE PARKING	SHORT STAY CYCLE PARKING
Food Retail	1 sp / 175sqm GFA for all units above 100sqm GFA	From a threshold of 100 sqm: first 750 sqm: 1 space per 40 sqm.
Non Food Retail	From a threshold of 100 sqm: first 1000sqm: 1 space per 250sqm	From a threshold of 100 sqm: first 1000sqm: 1 space per 125sqm
D2 including leaisure	1 space per 8 staff	1 space per 100 sqm
B1 (Including offices)	1 space per 150 sqm	1 space per 1000 sqm
B2 Employment	1 space per 250 sqm	1 space per 1000 sqm
B8 Warehousing	1 space per 500 sqm	1 space per 1000 sqm
Higher and further education	1 space per 4 staff + 1 space per 20 FTE students	1 space per 7 FTE students
All other schools	1 space per 8 staff + 1 space per 8 students	1 space per 100 students
Community uses	1 space per 8 staff	1 space per 100 sqm
Food and drink	From a threshold of 100 sqm: 1 space per 175 sqm	From a threshold of 100 sqm: 1 space per 40 sqm
Housing	1 space per bedroom	1 space per 40 units
Studios / bedsits	1 space per units	1 space per 40 units
Care Homes	1 space per 5 staff	1 space per 20 bedrooms
Hotels	1 space per 20 bedrooms	1 space per 50 bedrooms

Fig.110: Figure 7

Langarth Garden Village

MASTERPLAN SUMMARY

Electric Vehicle Infrastructure and Parking

Electric vehicle charging infrastructure must form an integral part of the utility strategy and planned / integrated into the new development.

Every allocated residential parking space must allow for electric vehicle charging. In addition, charging points should be provided for 50% of unallocated on-street parking. Ducting and cabling should be installed for the remaining 50%. For apartment blocks a communal hook up point must be installed, the supply for which must be metered independently to any of the dwellings. For non-residential uses, any building with 10 or more spaces must have at least one charging bay. Additionally, ducting and cabling should be installed for 1 in 5 spaces overall.

All chargepoints must have a minimum power rating output of 7kW, be at least Mode 3 (or equivalent) and be fitted with a universal socket that can charge all types of electric vehicle currently on the market and meet relevant safety and accessibility requirements.

Key neighbourhood centres and transport hubs are to be provided with commercial chargepoints. The chargepoints to be provided are to be Superfast – 43/50 kW (AC/DC) points to allow 'rapid charge'. Cornwall Council is working with the ChargePoint Services' Genie Point network within the County. The chargepoints may form part of Mobility Hubs that include space for car clubs and electric bike stations.

Car Clubs

Parking spaces are to be provided for Car Clubs at key neighbourhood centres, transport hubs, and employment areas. A car club provides its members with the convenience of a car without the costs of car ownership. Co-cars operates the existing Car Club in Truro in partnership with Cornwall Council. Developers should enter into a consortium to jointly commission a car club provider across the garden village. **Location of Car Club spaces to be agreed with local authority, Streetcar and the appropriate developer**

Bike Hire Stations

A combination of bike and electric bike hire stations are to be provided at key neighbourhood centres, transport hubs, and employment areas. The location of the the bike stations are to be planned and integrated into new streets and spaces. The bike stations are to include docking stations for electric bikes to be re-charged. A single supplier is to provide and manage

the bike hire stations throughout Langarth Garden Village. This would be commissioned by a developer consortium.

All development parcels must utilise a variety of parking solutions and not rely on just one or two methods of accommodating cars.

On-plot parking must be positioned such that parked cars do not sit forward of the common or the projected building line in areas of high enclosure where a layout has established street continuity e.g. along strategic routes. This may be permitted along areas of lower density with larger set backs and in internal lanes / mews / courtyards.

All private parking spaces must be located with easy access to the dwellings they serve.

In no instance shall a group of more than 4 parking spaces in front of dwellings be proposed without sub-division by a landscape strip of minimum 1.5m or a large tree is planted in that row.

On-street parking, parallel to the carriageway, shall be laid out such that no more than three spaces are joined without sub-division by an area of landscape and sufficient space for planting of at least one street-tree, except in the District Centre and Local Centre squares.



Page 354 Fig. 1: Electrical Vehicle

Communal Parking

The Sustainable Transport Strategy sets out the measures which aim to reduce car reliance, and reduce levels of second car ownership. The Parking Strategy works with this to ensure that the parking need is met across Langarth Garden Village, by adopting flexible, unallocated parking typologies, while also ensuring that parking does not visually dominate the neighbourhood.

Communal car parking will be provided around higher density areas. The valley topography lends itself well to podium parking typologies, meaning entrances can be designed sensitively and be visually open, providing improved natural surveillance, legibility and access.

Courtyard parking will be provided to supplement on-street parking. These will primarily be located to the sides of buildings, opening onto the street. Trees and low level planting around entrances will soften their appearance, while maintaining a good level of visibility. Car parking spaces will be unallocated, for use by both residents and visitors. Spaces will be limited to **10** spaces per courtyard.

Surfaces for communal parking areas will be permeable, this may be a permeably jointed, unitised paving system or a Shottenrasen, a stabilised gravel surface which is

permeable. Parking courts are present on the street in a number of locations, they afford opportunities for growing, communal recycling, cycle parking. They also offer opportunities for greening and in future, as car use reduces, bringing woodland and hedgerow character right into the street, close to homes.



Fig.112: Communal car parking

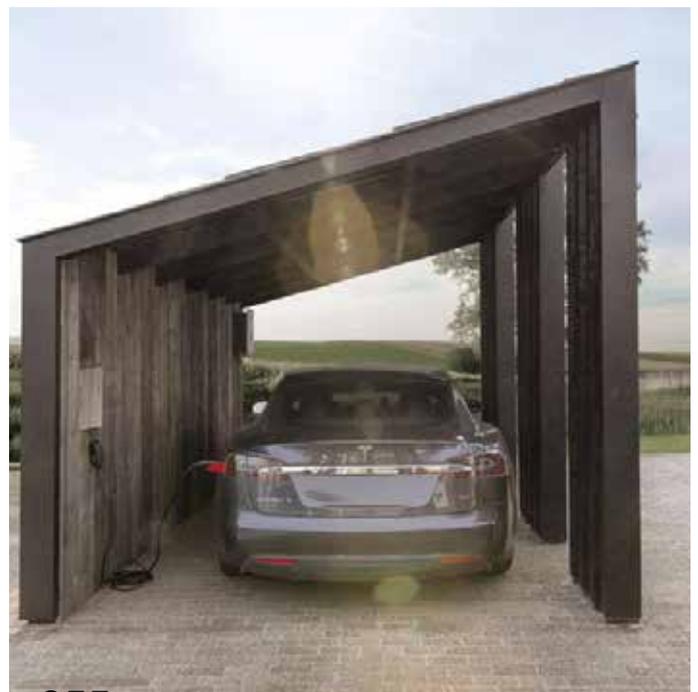


Fig.113: Individual car parking

Langarth Garden Village

MASTERPLAN SUMMARY



- Every dwelling in the development should have facility to securely store bicycles within the curtilage of the dwelling or apartment building.
- Each cycle store should be adaptable so as to allow the installation of an electric bike charging point(s), without compromising use for storage.

Cycle Storage Strategy



A cycle store should be integrated into the dwelling design wherever possible to avoid clutter in the landscape, and could include additional storage for larger sports equipment, such as surfboards or golf clubs.

External cycle stores should be finished with materials that suit the material palette of the character area within which they are located. Careful attention should be made to ensure external refuse buildings appear recessive in their surroundings.

Cycle storage provision should be of a sturdy and durable construction, with a minimum design life of 15 years, to avoid burdening residents with maintenance costs.

Communal cycle stores, Electric bike clubs and electric bike charging facilities should be located centrally within neighbourhoods and be publicly visible. They should be designed in strict accordance with the material palette of the character area within which they are located, including the design of associated street furniture.

Where possible cycle and Recycling / Waste Stores should be combined within the same structure to avoid clutter.



A - Apartments



Apartment buildings should seek to integrate cycle storage provision within the communal ground floor extents of the building form. Locating the provision in the ground floor will offer a secure and dry storage space to encourage use, and will avoid cluttering the surrounding streets with small cycle storage structures.

Designers should consider the provision of additional lockable storage for residents' large sports equipment.

B - Terraced



Terraced buildings should seek to integrate cycle storage provision within the ground floor extents of the building form, where possible. Terraced buildings could integrate cycle storage provision within shared boundary structures, to minimise visual impact of additional storage structures. This could include wrapping the cycle store in the same boundary material and should be consistent within terrace forms.

Cycle storage structures should also provide additional storage for residents' large sports equipment.

C - Detached



Detached buildings should seek to integrate cycle storage provision within the ground floor extents of the building form, where possible. Detached buildings could integrate cycle storage provision within lean to structures adjoining the main building, to minimise visual impact of additional storage structures. This could include wrapping the cycle store in the same building material.

Cycle storage structures should also provide additional storage for residents' large sports equipment.



ARCHITECTURE /
BUILDING CONSULTANCY
/ URBAN DESIGN &
MASTERPLANNING
/ ADVANCED DESIGN /
LANDSCAPE / INTERIORS
/ IMAGING



LANGARTH GARDEN VILLAGE STEWARDSHIP AND NEIGHBOURHOOD GOVERNANCE

STRATEGIC OUTLINE BUSINESS CASE

DATE: June 2020

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Name	Role
Les Allen	Langarth Programme Director
Alice Brown	Cornwall Council
Caroline Nickson	Langarth PMO, Arcadis

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DRAFT

DECISION SOUGHT

DLT are asked to:

- **Provide comment on this Draft Strategic Outline case**
- **Endorse the shortlisted options for further consideration through an Outline Business Case, being:**
 - 1. Company Limited by Guarantee (CLG)**
 - 2. Company Limited by Shares (CLS)**
 - 3. Community Interest Company (CIC)**
 - 4. Community Benefit Society (CBS)**
 - 5. Third party organisations.**

EXECUTIVE SUMMARY

Purpose

This Strategic Outline Case (SOC) is the first step towards defining and establishing the future stewardship and neighbourhood management arrangements for Langarth Garden Village.

The next step will be to produce an Outline Business Case which (in line with HM Treasury guidance), will revisit the options identified in the SOC, identify the preferred option, and set out the commercial, financial and management arrangements for delivery.

The Case for Change

Garden City principles advocate an engaged, involved and empowered community who can plan ahead collectively for the benefit of the community, providing long-term stewardship of community-owned assets. Although Cornwall Council already manages community assets through a number of organisations, none of these would be suitable to oversee the management of Langarth's community assets for the benefit of the community. A new organisation therefore needs to be set up to enable the community management of Langarth Garden Village. A dedicated stewardship organisation will be the most appropriate custodian of Langarth Garden Village.

There are three types of community assets that will require managing:

- Land (green infrastructure, public realm)
- Facilities and assets (community hubs and library facilities etc)
- Services (services and community governance).

The objectives for the stewardship organisation across its proposed key functions above, as follows:

To manage and maintain the land, facilities, assets and services under its control in perpetuity to ensure that Langarth Garden Village adheres to the Design Principles through:

- *Managing and maintaining its green infrastructure to ensure Langarth is a unique and bespoke place to live, within a performative landscape, and remains resilient to climate change.*
- *Managing and maintaining its public realm, cycle and walking routes, SUDS networks and un-adopted parts of the highway network to promote healthy and active lifestyles, and ensure ease of movement and good connectivity.*
 - *Ensuring that any facilities and property under its control are used to complement local communities, generate a strong sense of community, promote healthy and active lifestyles and enhance employment opportunities in the locality.*
- *Ensuring that the scope and activities of the organisation are applicable to all of the development area regardless of ownership, as well as all homes across the area regardless of tenure, to reflect the diversity of housing, create a strong sense of community and complement local communities.*
- *Ensuring that the organisation can last in perpetuity to provide a sustainable future for the management of the neighbourhood, and not be susceptible to changing external factors – this will include maximising internal self-generated renewable-energy sales and addressing fuel poverty through its Energy Service Company (ESCO).*
- *Ensuring that the organisation be a self-financing body, and includes resident involvement in decision-making to ensure the vision for Langarth is deliverable, and generates a strong sense of community.*

Proposed scope

It is proposed that the scope of the stewardship organisation would cover land (green infrastructure, public realm), facilities and assets, and services (services and community governance). Within each of these categories the scope is proposed to include:

Green Infrastructure & public realm

- The management and maintenance of:
 - public open spaces (parks, play areas, sports pitches, civic spaces, green infrastructure/landscaping etc.)
 - Suitable Alternative Natural Greenspace (SANG)
 - public realm (footpaths, pavements, verges, spaces between buildings)
 - surface drainage, including swales and ponds
 - street furniture
 - public art, heritage and cultural facilities as well as meanwhile use spaces

Facilities and Assets

- Specific community facilities or commercial buildings across the site including key buildings in each neighbourhood / arrival space – would exclude schools, standalone health facilities
- Operate energy services including Wind, Solar Farm & battery storage

- Advertising hoardings
- Parking spaces for short stay use or longer term leasing / secure car parking

Services

- To act as or include an Energy Services Company (ESCO) or Multi Utility Services Company (MUSCO)
- E-bike services
- Car Club services

Community Governance

- Community governance (eg. residents associations), covering:
 - All the development sites across the area, regardless of ownership
 - All homes across the area regardless of tenure.
- Community Development workers
- Facilities management

Long-list of Options

There are a number of different legal structures which could be used for the purposes of neighbourhood management. These include various types of unincorporated and incorporated bodies, existing Council organisations and third party organisations.

Shortlisted Options

From a consideration of the longlist of options above, a shortlist of options have been identified as being the most suitable in meeting the requirements for Langarth.:

1. Company Limited by Guarantee (CLG)
2. Company Limited by Shares (CLS)
3. Community Interest Company (CIC)
4. Community Benefit Society (CBS)
5. Third party organisations.

1 INTRODUCTION

1.1 Purpose

This Strategic Outline Case (SOC) is the first step towards defining and establishing the future stewardship and neighbourhood management arrangements for Langarth Garden Village.

This SOC follows the HM Treasury 'Guide to developing the project business case' approach towards producing a SOC. This SOC includes:

- The Strategic Case: which sets the strategic context and case for change
- The Economic Case: which includes the critical success factors against which the long-list of options are assessed, and the shortlisted options and preferred way forward
- An overview of the Commercial, Financial and Management arrangements.

This SOC also draws on best practice advice from organisations such as the Town and Country Planning Organisation (TCPA) and the MHCLG Garden Communities Programme.

The SOC also included engagement and involvement with a number of groups in defining the Strategic Case and informing the Economic Case. These groups include:

- The Langarth Project Team (including professional and technical disciplines including planning, legal, commercial)
- Strategic Board
- Assurance Board
- Stakeholder Panel Thematic Working Group.

1.2 Programme & Governance Route

The following table provides an overview of the governance route and approvals for the SOC and subsequent Outline Business Case and Full Business Case.

Business Case stage	Governance	Approvals / decisions required	Date	Notes
SOC	LGV Strategic Board	scope, objectives, CSFs	1 st July 2020	
SOC	DLT	SOC (Draft for comment & endorse shortlist)	28 th July 2020	
SOC	LGV Strategic Board	SOC (Draft for comment & endorse shortlist)	August 2020	
SOC	LGV Programme Assurance Board	SOC (Draft for comment & endorse shortlist)	August 2020	

SOC	Stakeholder Panel Thematic Groups	SOC (Draft for comment & endorse shortlist)	August 2020	
SOC	OSC / ICB / IPAG	SOC (Draft for comment & endorse shortlist)	Date TBC	
SOC	CDT	SOC (Draft for comment & endorse shortlist)	20 th August 2020	
SOC	IPHB	SOC (Draft for comment & endorse shortlist)	24 th August 2020	
SOC	Strategic Board	Agree Shortlisted Options / Preferred Route Forward	September 2020	
SOC	Cabinet lead-in	SOC Green Paper	September – October 2020	
SOC	Cabinet	SOC Cabinet Report	November 2020	
OBC development	Strategic Board	OBC (Draft)	July 2020 – July 2021	
OBC Development	Strategic Planning Committee	Outcome of planning determination	July 2021	Provides input to OBC
OBC	Cabinet	OBC	September 2021	To align with planning decision
Full Business Case	Cabinet / Council (TBC)	FBC	September 2022	

2 THE STRATEGIC CASE

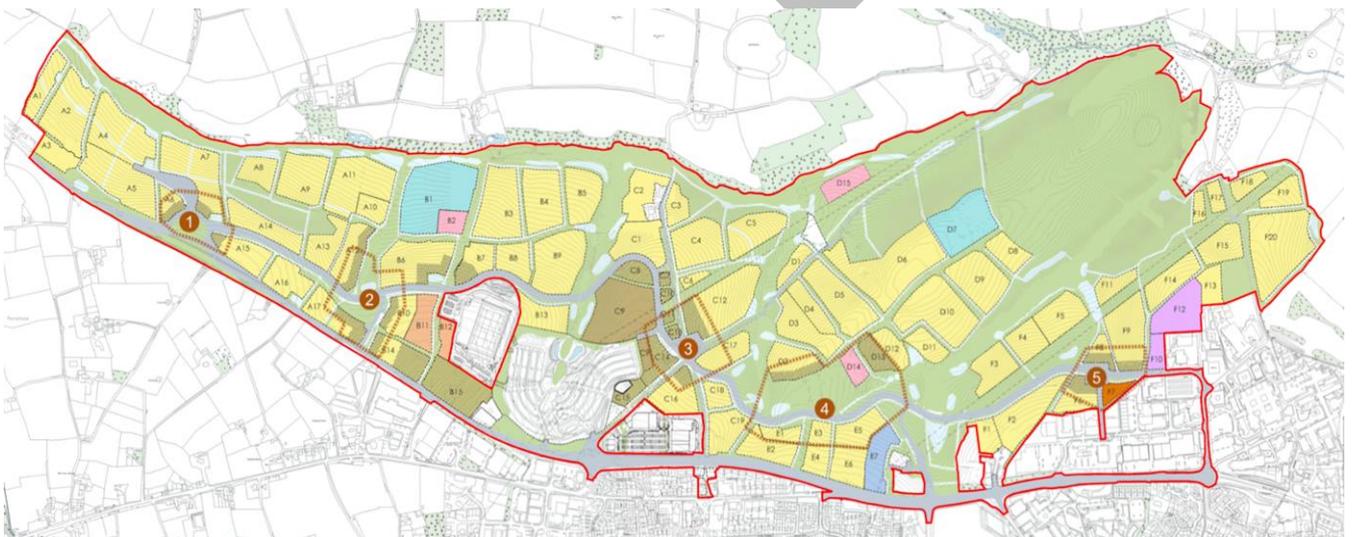
2.1 The Strategic Context

2.1.1 Organisation Overview

Langarth Garden Village

The Langarth masterplan area is located to the north of the A390 at Threemilestone, to the west of Truro and is a very significant development area, which can support an additional population of around 9,000 people – a 50% increase in the current population of the city. The site has the potential to provide new, high-quality homes for local people, as well as employment, enterprise and leisure facilities for local communities and beyond. This is all within a landscape that has a distinct sense of place under one overarching framework.

The Masterplan



Five distinct new settlements will provide 3434 homes, through low-density clusters surrounded by the landscape of the valleys. The new housing will be located completely in the landscape and connected with the existing settlements through a green buffer along the A390. There is a sustainable movement network through linking services and facilities with high-quality movement corridors encouraging active travel close to the higher density development to maximise use. A mix of uses will be created across the site, using different parts for different purposes, helping to create a unique character to each place and more opportunities for social interaction.

Infrastructure

The masterplan illustrates six new character areas served by five new local centres. The series of five new community nodes/clusters acknowledges the importance of the existing community of Threemilestone.



Development is being planned across five phases as follows:

Phase	1	2	3	4	5
Planning phase ends	2024	2029	2032	2035	2038
Housing units (cumulative)	616	1375	1948	2684	3434

Social, environmental and community infrastructure at Langarth will be developed in tandem with the development of each phase and improved facilities will be supported at Threemilestone. (See Appendix A1 for a summary of what infrastructure each area will provide.)

Vision and Objectives

The masterplan builds on the vision and objectives for Langarth Garden Village, as articulated in the initial master-thinking work undertaken by the Council in early 2018, including the following elements:

- An excellent place for people to live, taking advantage of the outstanding natural assets with high-quality facilities for active living (play, leisure), first class education and where people have the opportunity to work close to where they live
- Designed in a way that is distinctive, with a range of style that build on best practice in the UK and abroad
- Green and clean

- Have a town or village centre that is within easy walking distance of most of the development, with smaller local centres towards each end of development
- Provide for 35% affordable housing on average across the Development Area.

From the above elements, the following vision evolved to inform the design principles and then the masterplan:

Langarth will be a vibrant, connected, well-planned community for between 8,000 and 10,000 residents. It will have local character, strong services and integrated and accessible transport and green spaces. Langarth has Garden Village status and so nature will be a key part of the design with green spaces and thoughtfully designed neighbourhoods. It will provide high-quality, well-designed homes which are affordable for local people. Schools, health and play facilities will be provided as soon as possible within each phase. A sustainable transport system, which includes bus services, cycle paths and walkways is to be integrated within the masterplan. This will connect homes within the Garden Village out into neighbouring communities and places of work. As a community for all, it will work during the day and night, enabling people to connect with their family and friends. Langarth is a place where people will live, work and thrive.

As a Garden Village, it will offer:

- High-quality homes
- Jobs and community facilities
- Services in an attractive, landscape-led setting
- Schools, medical centres, green spaces, public transport, new roads, community centres and shops
- A community with local character, strong services, integrated and accessible transport and green spaces.

Design Principles

Ten Design principles were created following the review of the Council's Vision, Objectives, policies and other guidance, as well as Garden Village and Healthy Town principles to guide development to ensure Langarth Garden Village meets the needs of its residents.

The Langarth Design Brief and all the specific Stakeholder Panel member discussions fed into the establishment of the following principles:

- Complement local communities
- Ease of movement and good connectivity
- Strong sense of community
- Unique and bespoke
- Performative Landscape
- Promote healthy and active lifestyle
- Designing for climate change resilience
- Diversity of housing
- Enhance employment opportunities in the locality
- A vision that is deliverable.

The vision, masterplan and design principles for the area will be given planning weight in an update to the Truro and Kenwyn Neighbourhood Development Plan, a planning application that will be a hybrid

application, with a detailed application for the Northern Access Road and outline application for the land, alongside design codes. The Outline Planning Application for Langarth Garden Village will be submitted in November 2020.

2.1.2 Alignment To Existing Policies and Strategies

The Design Principles were developed based on the Council's priorities and focus areas, including the latest Cornwall Council Business plan and the Cornwall Local Plan (including the Neighbourhood Development Plan).

Cornwall Council Local Plan

The Local Plan is a strategic document that plays a key role in decision making. The Local Plan objectives are arranged in four main themes:

- Support economy
- Enable self-sufficient and resilient communities
- Promote good health and wellbeing for everyone
- Make the most of our environment.

These themes are divided into 10 objectives (for details see Appendix 4). All of the objectives have been matched against the Design Principles to demonstrate how the Langarth Garden Village will deliver benefits in-keeping with the Local Plan. (See the matrix in Appendix 5.)

Cornwall Council Business Plan

Another key strategic document is the Council's Business Plan for the period 2018-2022. It includes five priority areas:

- Healthy Cornwall
- Homes for Cornwall
- Green and prosperous Cornwall
- Connecting Cornwall
- Democratic Cornwall.

The priority areas are broken down into actions, detailed in Appendix 6. This document is also matched against Design Principles in a matrix (Appendix 5).

Treveth Holding Business Plan

Treveth Holding LLC was established by Cornwall Council to operate the £600 million investment programme established by the Council. The business plan has a clear metric that permits investment in developments with a minimum of 3.5% return.

According to the business plan the company will invest into homes, infrastructure and other developments which fulfil the criteria.

Corserv Ltd Business Plan

Corserv is a group of companies established by Cornwall Council to deliver specific services, including:

- Highways and civil engineering
- Environmental projects

- Social housing and private lettings
- Adult social care
- Building management services
- Economic development
- Transport.

The 4-year business plan is in-line with the Council's objectives. Langarth Garden Village will benefit from a number of these services. The NAR is a key element of Langarth's infrastructure that Cormac, one of the companies owned by the Council, will help to deliver. Corserv aims to provide opportunities for employment and apprenticeships, and so the Langarth development will enable this.

Garden Village Principles and Langarth Design Principles

As referred to in the previous section, ten Design principles were created following a review of the Council's Vision, Objectives, policies and other guidance, as well as Garden Village and Healthy Town principles to guide development to ensure Langarth Garden Village meets the needs of its residents.

Garden Cities were founded on a series of principles developed by Ebenezer Howard which remain relevant today:

- Strong vision, leadership and community engagement
- Land value capture for the benefit of the community
- Community ownership of land and long-term stewardship of assets
- Mixed-tenure homes and housing types that are affordable for ordinary people
- Beautifully- and imaginatively-designed homes with gardens in healthy communities
- A strong local jobs-offer in the Garden City itself and within easy commuting distance
- Opportunities for residents to grow their own food, including allotments
- Generous green space, including: surrounding belt of countryside to prevent unplanned sprawl; well-connected and biodiversity-rich public parks; high-quality gardens; tree-lined streets; and open spaces
- Strong cultural, recreational and shopping facilities in walkable neighbourhoods
- Integrated and accessible transport systems.

In the world's first Garden City, Letchworth Garden City Heritage Foundation, a Community Benefit Society, ensures that land value is captured for the local community, while taking a long-term approach to managing and stewardship of the estate. It reinvests £4 million a year back into the Letchworth community into charitable services for the community including a treatment centre, minibus service, cinema, gallery, landscaping and museum services, as well as grants for local groups and individuals.

The Healthy New Towns programme was launched in 2015 to explore how the development of new places could provide an opportunity to create healthier and connected communities with integrated and high-quality services. The programme worked with 10 demonstrator sites chosen in March 2016 from over 100 applicants to help do this. The sites explored the 'how-to' of healthy place-making, and worked with the NHS, Public Health England, the Town and Country Planning Association, The King's Fund, The Young Foundation and PA Consulting to draw out their key lessons to share with others in the Putting Health into Place publications. This was supported by a Steering Group comprised of experts drawn from health, local authorities, government, planning, development and academia. The resulting Healthy Town Principles are:

1. Plan ahead collectively
2. Assess local health and care needs and assets
3. Connect, involve and empower people and communities
4. Create compact neighbourhoods
5. Maximise active travel
6. Inspire and enable healthy eating
7. Foster health in homes and buildings
8. Enable healthy play and leisure
9. Develop health services that help people to stay well
10. Create integrated health and wellbeing centres.

Both the Garden Village principles and Healthy Towns guidance were considered in the development of the Langarth Design Principles and have been considered in defining the objectives for the future Stewardship arrangements in Section 2.2.2 below.

2.2 The Case for Change

A dedicated stewardship organisation will be the most appropriate custodian of Langarth Garden Village. The ten design principles developed for Langarth are intended to guide development to ensure Langarth is a sustainable community that builds community wealth reciprocally to meet the needs of its residents. They can also be used as the basis for the founding governance and objectives of a community-led organisation that ensures these principles influence not only how Langarth is developed, but also how it is managed and how it functions as a thriving and sustainable community.

The design principles are:

- Complement local communities
- Ease of movement and good connectivity
- Strong sense of community
- Unique and bespoke
- Performative Landscape
- Promote healthy and active lifestyle
- Designing for climate change resilience
- Diversity of housing
- Enhance employment opportunities in the locality
- A vision that is deliverable.

The vision, masterplan and design principles build on Garden City and Healthy Town principles, which advocate not only the desirable physical attributes of a town but also an engaged, involved and empowered community who can plan ahead collectively for the benefit of the community, providing long-term stewardship of community-owned assets. Langarth Garden Village is also of a significant scale with almost 3500 homes, up to 10,000 residents, and significant social infrastructure. A development of this magnitude further enforces the need for a dedicated management organisation for the community.

Although Cornwall Council already manages community assets through a number of organisations, none of these would be suitable to oversee the management of Langarth's community assets for the benefit of

the community. A new organisation therefore needs to be set up to enable the community management of Langarth Garden Village.

There are three types of community assets that will require managing:

- Land (green infrastructure, public realm)
- Facilities and assets (community hubs and library facilities etc)
- Services (services and community governance).

2.2.1 Existing Arrangements

Through the Council's activities to date in developing Langarth, it has established a programme with a number of elements including:

- A Design Framework including a masterplan
- A Delivery Framework to ensure the Design Framework meets the Council's and Community's requirements as set out through the vision and objectives, and design principles
- Land acquisition
- And dependencies on other projects including the Northern Access Road.

As the programme matures, the Council's role as delivery organisation is changing. The Council is currently defining the structure of this changing role from a delivery organisation, to one that also facilitates a community stewardship model. The changing nature of the Council's role can be defined as follows:

Now

- **An interested party** As promotor of the scheme, using its planning powers through the neighbourhood plan, and through discussions / negotiations with landowners to adhere to a shared planning and design framework (the Masterplan).
- **As a developer** (After the Inox purchase): As above, plus through purchasing land for either direct delivery or onward sale.

Next

- **As a Master-Developer:** As above, plus through providing utilities, infrastructure and community facilities. Coordinating delivery of infrastructure of community facilities. Working as lead organisation to coordinate delivery of development by other partners. Providing a planning policy and design framework through the Council's role as LPA (Neighbourhood plan) and through the outline application and design codes.
- **As a Stewardship Organisation:** Continuing in a master-developer role and establishing an ongoing stewardship and neighbourhood management functions for when each phase of development completes.

Existing arrangements to manage community assets

There are a number of other stakeholders who are relevant in the delivery of services or functions that are potentially within scope of the future stewardship arrangements. Other stakeholders that should be considered in neighbourhood management include: Cornwall Council, parish councils, other public-sector bodies, the voluntary sector, community groups and faith communities. An income stream,

grants and/or discounted rents are likely to be needed to support community and voluntary groups in running various community assets and projects.

Parish Councils

- Truro City Council manages community assets including Truro Library, though their boundary only covers the eastern parts of Langarth.
- Kenwyn Parish Council covers the majority of the Langarth area, as well as the community of Threemilestone though currently doesn't manage any community assets and lacks a designated physical space itself.

Community groups

- Churches Together in Truro take an active role in the management of churches and community space in Truro, encouraging community interaction and providing welcome spaces.
- Other community and voluntary organisations fulfil service delivery contracts, such as ...

Council initiatives

- In recent years, public health initiatives such as NHS England's Healthy New Towns and also One Public Estate co-locating of services have been instrumental in empowering residents to be active members of their community and in informing public service delivery, as well as preventing ill health through encouraging more active and socially-integrated lifestyles.

Existing organisations within the council

- Corserv is a group of companies established by Cornwall Council to deliver specific services, including highways and civil engineering, environmental projects and building management services – among other functions.

Maintaining adopted roads, public open spaces.

- Cornwall Council maintain many parks and open spaces across Cornwall, including country parks, parks and gardens, woodlands and local nature reserves. 3.5 million will be spent over the next 3 years on public recreational areas, roadside verges and old churchyards to make them better places for people and for wildlife.
- Cornwall Council's Devolution Checklist – 04 Public Open Spaces sets out the considerations for managing public open space. The Council is aware that it shares the responsibility – in devolving a property, service or asset to a local council, community group or other organisation – of ensuring that the transition is as efficient as possible and the future operation of the asset is successful.¹

¹ <https://www.cornwall.gov.uk/media/14460818/04-public-open-spaces.pdf>

2.2.2 Identifying Business Needs

Best Practice Guidance – Assumptions Underpinning Delivery

Whilst there is no single approach towards delivering a Garden Community, the TCPA² suggest that there are five assumptions that underpin any approach:

- **The delivery of new Garden Communities will be local authority-led:** through its planning powers to allocate land; promoting the project, and / or working with landowners and developers.
- **The majority of investment is likely to be from the private sector, but a fair share of the land value uplift must be re-invested:** private investors and developers will likely build and finance most of the homes, but public funds will still be an important enabler for the provision of infrastructure. Up-front infrastructure such as schools and community facilities could be financed by the public or private sectors, with funding to be re-paid based on rising land values.
- **A dedicated governance structure for delivery will be required to secure investment, manage delivery, and commit to the garden Community principles:** the role, governance and structure of the delivery vehicle will influence how land acquisition, infrastructure and community facilities are financed.
- **Unified land control is essential, and use of CPO powers may be required:** a unified landowner either owns the freehold or has implementable options agreements with all freeholders. Unified land control is desirable for good delivery, especially if aligned with planning powers and investment funds. The use of CPO may not be necessary, but must be held in reserve.
- **With the right financial and stewardship models in place, new Garden Communities will be self-financing over time:** on the assumption that the landowner received a share of the increase in land value, the remainder of the increase (once financing costs have been paid) will be available to meet the borrowing costs of providing and maintaining infrastructure and community facilities.

Regardless of the delivery model, the lead organisation should make provision to take a master-developer role to lead on implementation. This is to manage the overall development process, and includes (but is not limited to):

- Ensuring finance is available for infrastructure, utilities, schools and infrastructure
- Ensuring planning consents are available in a timely manner
- Procuring the design and construction of advance infrastructure
- Allocating and disposing of individual sites for housing, employment, retail etc.

² <https://www.tcpa.org.uk/guide-2-finance-and-delivery>

Considerations for the type of delivery organisation

In addition to those set-out above, we know that there are a number of additional considerations which need to be addressed when considering the most appropriate delivery vehicles:

Shared vision and objectives

- Are there a set of shared objectives and outcomes that stakeholders want to achieve, and what are potential barriers to delivery that need to be addressed?

Existing governance and relationships

- What existing governance structures exist and how effective is the working relationship with the landowners/ developers involved, and the extent to which objectives and ambitions for the garden community are aligned?

The role of the public sector

- What is the public sector appetite to invest in delivery of the garden community?
- What additional control over and above statutory planning controls will be necessary to achieve the objectives?

Commercial considerations

- What are the opportunities to make the garden community proposition more commercially attractive to the private sector to support delivery?
- What are the expectations and mechanism(s) for land value capture and the long-term stewardship of the garden community?
- Is the Council or any partners considering (and have the capacity to acquire) bringing forward land to facilitate delivery?

Existing land ownerships and commercial agreements

- To what extent have individual land parcels been assembled for development, and what agreements with developers are already in place?
- What are the motivations and drivers for landowners to put forward their sites to be developed as part of a garden community?

Therefore, as outlined at the start of this section, it is considered that given existing arrangements (reflecting the Council's changing role and direction of travel, plus other organisations currently involved in delivering community services (as outlined in 2.2.2 above), plus a consideration of its business needs (as informed by best practice guidance as outlined in 2.2.3), a new stewardship organisation is the most appropriate way to meet these requirements.

2.2.3 Objectives

The Design Principles can be translated into objectives for (and the scope of) the stewardship organisation across its proposed key functions above, as follows:

To manage and maintain the land, facilities, assets and services under its control in perpetuity to ensure that Langarth Garden Village adheres to the Design Principles through:

- *Managing and maintaining its green infrastructure to ensure Langarth is a unique and bespoke place to live, within a performative landscape, and remains resilient to climate change.*
- *Managing and maintaining its public realm, cycle and walking routes, SUDS networks and un-adopted parts of the highway network to promote healthy and active lifestyles, and ensure ease of movement and good connectivity.*
 - *Ensuring that any facilities and property under its control are used to complement local communities, generate a strong sense of community, promote healthy and active lifestyles and enhance employment opportunities in the locality.*
- *Ensuring that the scope and activities of the organisation are applicable to all of the development area regardless of ownership, as well as all homes across the area regardless of tenure, to reflect the diversity of housing, create a strong sense of community and complement local communities.*
- *Ensuring that the organisation can last in perpetuity to provide a sustainable future for the management of the neighbourhood, and not be susceptible to changing external factors – this will include maximising internal self-generated renewable-energy sales and addressing fuel poverty through its Energy Service Company (ESCO).*
- *Ensuring that the organisation be a self-financing body, and includes resident involvement in decision-making to ensure the vision for Langarth is deliverable, and generates a strong sense of community.*

Proposed scope

It is proposed that the scope of the stewardship organisation would cover land (green infrastructure, public realm), facilities and assets, and services (services and community governance). Within each of these categories the scope is proposed to include:

Green Infrastructure & public realm

- The management and maintenance of:
 - public open spaces (parks, play areas, sports pitches, civic spaces, green infrastructure/landscaping etc.)
 - Suitable Alternative Natural Greenspace (SANG)
 - public realm (footpaths, pavements, verges, spaces between buildings)
 - surface drainage, including swales and ponds
 - street furniture
 - public art, heritage and cultural facilities as well as meanwhile use spaces

Facilities and Assets

- Specific community facilities or commercial buildings across the site including key buildings in each neighbourhood / arrival space – would exclude schools, standalone health facilities
- Operate energy services including Wind, Solar Farm & battery storage
- Advertising hoardings
- Parking spaces for short stay use or longer term leasing / secure car parking

Services

- To act as or include an Energy Services Company (ESCO) or Multi Utility Services Company (MUSCO)
- E-bike services
- Car Club services

Community Governance

- Community governance (eg. residents associations), covering:
 - All the development sites across the area, regardless of ownership
 - All homes across the area regardless of tenure.
- Community Development workers
- Facilities management

The following section outlines the options available in order to meet these aims within the defined scope.

2.2.4 Main Benefits

Community stewardship should help achieve the identified benefits of Langarth Garden Village (see the Benefits Realisation Strategy) – ie. the factors that will help to contribute to a socially sustainable community that is striving to be socially, economically and environmentally sustainable. Langarth Garden Village will:

- Make services more easily accessible for new and existing residents
- Encourage the improvement of residents' health
- Enable the Council to understand resident needs better
- Increase economic resilience and social sustainability
- Retain the uniqueness of the Cornish landscape
- Promote local talent and businesses through a variety of programmes
- Create a healthy and biodiverse natural environment
- Create a zero-carbon, sustainable environment
- Enhance employment opportunities in the locality
- Provide the opportunity for people from diverse backgrounds to live at Langarth by providing high-quality housing of the right mix

- Create stronger local businesses
- Create a stronger local labour market
- Provide links to the wider transport network
- Provide cheaper and more sustainable energy.

These benefits are consistent with the Design Principles and will also contribute to wider policy objectives, including the Cornwall Business Plan and the Cornwall Local Plan.

Specifically, a community stewardship model where residents are actively involved in, and have influence over their community, will have the following benefits:

- Wellbeing – will encourage the improvement of residents' health
- Community cohesion – will contribute to making services more easily accessible for new and existing residents; increase social sustainability and enable the council to understand resident need better
- Placemaking – will contribute to retaining the uniqueness of the Cornish landscape and creating a healthy and biodiverse natural environment
- Quality of place – will guide design detail from a user's point of view
- Environmental – will retain and develop the landscape and natural environment, maintain biodiversity and encourage sustainable forms of travel.

2.2.5 Risks

The main business risks, service risks, and external risks are shown below, together with their contingency measures.

Risks	Contingency
Business Risks	
Changes to elected members may impact upon the stewardship organisation	Take a Business Case approach to secure decisions and make the case for change. Member engagement throughout the process.
Successful adoption and operation of stewardship arrangements requires stakeholder support.	Stakeholder engagement through each stage of the Business case process.
Risk as the liability of the stewardship organisation would sit with the Council	Consider options where liability may lie elsewhere (eg. stewardship role operated by third party organisation)
Opportunity to access funding as an appropriate body.	
Service Risks	

Maintaining service standards from third party suppliers of maintenance and management services	Appropriately robust procurement and contract management of suppliers including clear service level agreements consistent with stewardship objectives.
Financial risks regarding income from assets	Business Plan to include a diverse portfolio of income stream across various assets.
Commercial risks associated with letting commercial space.	Business Plan to include a diverse portfolio of income stream across various assets. Ensure flexibility of commercial space to allow other uses.
Lack of expertise / experience within the organisation to fulfil its business needs.	Consider partnership / supplier relationships for specialised services.
Ability to grow and support LGV at the same rate as development.	Business Plan aligned with development strategy to ensure sufficient capacity exists within the stewardship organisation.
External Risks	
Boundary review & change to parish boundaries	Active monitoring changes to boundaries and understand implications.
Economic changes impacting upon demand for services or income.	Ensure flexibility of use for any assets and buildings.
Quantum of risk may be too big for a single entity (e.g. Land Trust and their endowment model).	Ensure liability and risk is fully considered as part of the business case process.

2.2.6 Constraints

Constraints identified that will constrain the options considered for the delivery of the stewardship role include:

- The organisation must be self-financing

2.2.7 Dependencies

Dependencies outside the scope of the project upon which its success is dependent include both inter-dependencies between other projects and across the programme portfolio, and external dependencies outside the project.

Inter-dependencies include:

- The Utilities strategy
- The data strategy (if pursued)
- The commercial strategy for the delivery of non-residential space
- The masterplan and planning workstream

External dependencies include:

- The approval process for the planning application
- Council elections and any changes to members and portfolios
- Supply chain to Cornwall and immediate Truro area
- Access to the right skills and volume of skills

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3 THE ECONOMIC CASE

3.1 Long-list of Options

There are a number of different legal structures which could be used for the purposes of neighbourhood management. These include various types of unincorporated and incorporated bodies (which could be formed specifically for Langarth, or use and / or re-purpose an existing legal entity) or use established third party organisations.

The long-list of options includes unincorporated bodies, incorporated bodies, existing Council organisations and third party organisations. For each option below a short description of the option is provided, plus a short summary of its advantages and disadvantages with a preliminary recommendation in the context of Langarth.

Many of the legal structures below could be registered as charities (in addition to the Charitable Incorporated Association), assuming the entity is set up with a charitable purpose. This creates an additional layer of regulation however, maybe appropriate in certain circumstances. We have also referenced below Community Land Trusts and Community Development Trusts which have a specific purpose and role.

Unincorporated bodies include:

- Unincorporated association
- Trust
- 'Partnership

Relevant Incorporated bodies include:

- Private company limited by guarantee
- Private company limited by shares
- Charitable Incorporated Organisations
- Community Interest Companies
- Registered Societies (co-operative societies or community benefit societies)
-

Existing Council Organisations

- Cornwall Development Company
 - Rural Enterprise Partnership
- Treveth LLP
- Corserv

Third party organisations

- The Land Trust

- South West Lakes Trust (TBC)

3.2 Options Appraisal

3.2.1 Incorporated bodies - advantages and disadvantages

In overview, the advantages of incorporation are that this creates a new legal entity with independent legal status which protects the members from personal liability. These are usually regulated by legislation with information (for example, annual accounts etc) recorded on publicly available registers.

Where an organisation wants to enter into contracts, employ people, buy equipment, provide or buy services, deliver major projects or own property it usually be appropriate to set up as an incorporated organisation.

A brief overview of these organisations is provided below together with their advantages and disadvantages and a conclusion with reference to stewardship management functions for Langarth.

3.2.2 Unincorporated bodies

Unincorporated Associations

An unincorporated association is an organisation of two or more people who are working together for a common purpose, but not intending to make a profit. An unincorporated association has members who take part in decision making about how the organisation is run, either through direct regular involvement or by electing a management committee to oversee the running of the group. The association will often have a constitution, a management committee and could be registered as a charity, though there are no formal requirements for registration.. This model can suit residents' associations for example.

Advantages:

- Easy to establish and involves minimal cost
- Governance could involve residents either directly or via a management committee
- A constitution could be adopted to set out the organisation's purpose and terms of reference to set out its governance and activities.
- These could be used by individual residents' associations within the area rather than the organisation which is responsible for overall neighbourhood management.

Disadvantages:

- Any liability incurred will sit with the individual members rather than the organisation .
- There is no legal entity to enter into contracts or hold property etc. Individual members would hold property or enter into contracts and therefore have direct personal liability in respect of such arrangements.

May be unsuitable for its scope as this form of organisation does not generally have any formal status (unless registered as a charity).

Preliminary recommendation in the context of Langarth :

- We would not recommend this for the shortlist of entities. Given that the proposed scope of the management arrangement will include holding assets, managing community hubs and ESCO/MUSCO arrangements etc, incorporated status will be required to protect members from liability..

Trusts

A trust is formed when a number of people (trustees) hold money or property on 'trust' for a specific purpose for the benefit of others. There will generally be some governing instrument or deed setting out the responsibilities of the trustees and its purpose.. A trust does not have its own legal existence, and so is not a suitable form for carrying out commercial or service delivery activities, as the liability lies with the individual. Trusts can be registered as charities, where the organisation has charitable aims and is run for the benefit of the public.

Advantages:

- Relatively easy to establish and involves minimal cost
- A deed can be produced to set out the purpose of the organisation and its management responsibilities

Disadvantages:

- A trust is run by appointed trustees. Whilst providing consistency it may not be sustainable over the longer term as individuals may move on.
- Trustees have legal duties and responsibilities to comply with.
- The group has no separate legal existence – it is a collection of individuals. This means that individual members of the management committee are personally responsible for the group's obligations and debts and the group cannot enter into contracts, as the individuals are liable.

Preliminary recommendation in the context of Langarth:

- We would not recommend this for the shortlist of entities. Given that the proposed scope of the management arrangement will include holding assets, managing community hubs and ESCO/MUSCO arrangements etc, incorporated status will be required to protect members from liability.

Legal Partnerships

A legal partnership is formed when two or more individuals come together to operate as a business with a view to making a profit. There is some legal regulation, but different requirements to that of a company. The partners will have liability. Partners therefore are able to raise finance in the names of the partners.

Advantages:

- Relatively easy to establish and involves minimal cost
- They are a legal entity and so can borrow money or raise finance if required

Disadvantages:

- Partners have joint and several personal liability
- There is no legal entity to enter into contracts or hold property etc. Individual members would hold property or enter into contracts and therefore have direct personal liability in respect of such arrangements.

It may be challenging to identify suitable partners from the various stakeholders who would take on this role, especially as these partners would hold the liability for any contracts the organisation enters into. Preliminary recommendation in the context of Langarth :

- We would not recommend this for the shortlist of entities. Given that the proposed scope of the management arrangement will include holding assets, managing community hubs and ESCO/MUSCO arrangements etc, incorporated status will be required to protect members from liability.

1.1 Incorporated Bodies

Company limited by guarantee

This is the usual vehicle for non-profit-making organisations, including charities which are also companies. It cannot distribute profits to its members. It has a two-tier structure with members making up those who 'own' the company and directors responsible for its management. It can hold property, employ staff and carry out the range of legal functions. It is relatively straight forward to set up. It is regulated by Companies House.

Advantages:

- Relatively straightforward to establish
- The structure may be suitable in that it could be owned by the various stakeholders and then managed by a number of directors.
- It could be established to be a non-profit making body and therefore exist solely for the purposes of neighbourhood management
- The organisation could employ staff if required or enter into contracts with other organisation to undertake various neighbourhood management functions on its behalf.
- The governance is flexible making it possible to bespoke this, for example, to include community and resident groups

Disadvantages:

- Requires some ongoing regulatory administration and management (eg. Accounting)..
- .

Preliminary recommendation in the context of Langarth :

- We would recommend this for the shortlist of entities. It is flexible enough to be tailored to the stewardship requirements. It would not be suitable where the members require distributions of profit.

Companies limited by shares

This is the usual vehicle for profit-making trading organisations. There is a two-tier structure except that the owners are referred to as shareholders and their liability extends only to their share in the company. There are also directors who manage the company.

Advantages:

- Relatively straightforward to establish
- The structure may be suitable in that it could be owned by the various stakeholders as shareholders and then managed by a number of directors.
- The organisation could employ staff if required or enter into contracts with other organisation to undertake various neighbourhood management functions on its behalf.
- This structure could generate a profit which would go back to shareholders or be re-invested into other activities.
- The governance is flexible making it possible to bespoke this, for example, to include community and resident groups

Disadvantages:

- .
- Requires some ongoing regulatory administration and management (eg. Accounting).

Preliminary recommendation in the context of Langarth :

- Where there is a requirement to make distributions of profit to shareholders (which is unusual in the context of long term management) we would recommend this for the shortlist of entities. It is flexible enough to be tailored to the stewardship requirements. It would not be suitable where the members require distributions of profit.

Charitable Incorporated Organisations (CIO)

Charitable Incorporated Organisations are like companies limited by guarantee that also register as charities. However they are regulated solely by the Charity Commission and therefore are not required to register with Companies House.

Advantages:

- Offers similar advantages to a company limited by guarantee in terms of its structure and ability to enter into contracts, employ staff or own property; but it is designed for non-profit purposes.
- It can adopt a constitution and have members with voting rights which could be used for meaningful resident involvement.

Disadvantages:

- Requires registration with the Charity commission which brings an additional regulatory burden to deal with.

- Requires ongoing regulatory administration.
- However, it is relatively new structure and untested with lenders for example which may be an issue.

Preliminary recommendation in the context of Langarth :

- We would not recommend this for the shortlist of legal entities. Many of the other, more recognised, tried tested and understood legal entities could have charitable status if that is required.

Community Interest Companies (CICs)

Community Interest Companies are similar to other companies; the key difference is that they must offer 'community benefit' and have to demonstrate how they do this. The amount of profit which can be distributed to shareholders is strictly limited (an 'asset lock'). They can be limited by shares or limited by guarantee. Community Interest Companies allow directors to be paid members of staff and can also issue shares to raise finance from social investors. They are regulated by the Community Interest Company regulator and Companies House.

Advantages:

- Offers similar advantages to a CIO in terms of its structure and ability to enter into contracts, employ staff or own property; but is designed for non-profit purposes.
- The definition of 'community benefit' is quite flexible and could incorporate a wide range of interests that could broaden the scope of the organisation, such as supporting community groups.

Disadvantages:

- The 'asset lock' that is in place to ensure its activities are for a community benefit may not suit the organisation depending on the nature of its scope and activities and would need consideration.
- Requires some ongoing regulatory administration and management (eg. Accounting

Preliminary recommendation in the context of Langarth:

- We would recommend this for the shortlist of legal entities. The key determinant to whether this entity is appropriate will be whether partial distributions are required to members.

Registered Societies (Co-operative Society and Community Benefit Society)

Before 1 August 2014, all societies registered under the Industrial and Provident Societies Act 1965 (or its predecessors) were legally referred to as 'industrial and provident societies', whatever they called themselves. This form is common for building societies and housing associations. From 1 August 2014 they are referred to as 'registered societies'.

Any new societies registered are referred to as:

- a co-operative society, or
- a community benefit society

A co-operative society is run for the mutual benefit of members who use its services. This is based upon the common economic, social and cultural needs or interests of the members. Typically, the common need or interest will define their relationship with the co-operative as a service user, customer, employee or supplier. A co-operative society has open membership; there should be no artificial restrictions on membership, and membership should be open to anyone who meets the criteria. A co-operative society can have investor-members who are not otherwise users of the society's services. A co-operative society can pay interest on member share capital and a share of the surplus, or dividend, based on the level of transactions (customer-purchases, supplier-sales or employee-wages) with the society.

A community benefit society is run primarily for the benefit of the community at large, rather than just for members of the society. This means that it must have an overarching community purpose that reaches beyond its membership. An applicant enterprise must also have a special reason for being a community benefit society rather than a company, such as wanting to have democratic decision-making built into its structure. Although a community benefit society has the power to pay interest on members' share capital, it cannot distribute surpluses to members in the form of dividends. A community benefit society can opt to have a statutory asset lock, which has the same strength as the asset lock for a charity and for a community interest company. This type of asset lock is not currently available for co-operatives.

The community benefit society would appear to be the most relevant form for consideration in the context of Langarth... .

Advantages:

- Its structure may be suitable for Threemilestone in that key stakeholders could be members with resident involvement on a management committee.
- It has a two-tier structure with members and a committee responsible for management

Disadvantages

- They are rarely used and generally have been replaced by using CICs.
- They are regulated by the FCA and have a relatively prescribed constitution so are less flexible than companies.
- registration is costlier and more complex.

Preliminary recommendation in the context of Langarth:

- We would recommend this for the shortlist of legal entities. The key determinant to whether this entity is appropriate will be whether it offers any benefits over companies limited by guarantee or community interest companies given the lack of flexibility, expense of set up and regulation by the FCA..

Community Land Trusts and Community Development Trusts

Community Land Trusts are "non profit" community based organisations run by volunteers that develop housing, workspaces, community facilities or other assets that meet the needs of the community. CLTs are owned and controlled by the community.

Community Development Trusts are community organisations created to enable sustainable development in their area. They use self-help trading for social purpose and ownership of buildings and land to bring about long-term social, economic and environmental benefits in their community.

Preliminary recommendations in the context of Langarth:

- These bodies can take a variety of legal forms (eg Community Benefit Society, Community Interest Companies, Companies Limited By Guarantee etc). On an initial analysis, Langarth is more about stewardship and management than development with a wider stakeholder base than just the community (for example, local authority and potential development partner interests. This can be kept under consideration as the model emerges.

1.2 Third Party Organisations – The Land Trust

The Land Trust is a national land management charity that provides management services for open space and green infrastructure for community benefit. The Land Trust offers various options in relation to the stewardship of garden communities.

Advantages:

- Utilises the experience and expertise of the organisation.

Disadvantages:

- The model requires preferably keeping the freehold (or long leasehold) of the open space and community assets.
- The service is based upon a per dwelling service charge payment.

Preliminary recommendations in the context of Langarth :

- Given the proposed scope of management activities, it needs to be considered whether transferring the freehold to a third party restricts both the scope and also the ability to leverage finance schemes which are emerging around stewardship (for example, ESCO/MUSCO data, bio-diversity etc. however further consideration should be given due to the track record of such organisations.

3.3 Preferred Way Forward

The preferred way forward is based on the preliminary recommendations provided above against the long-list of options, which recommends that:

- Unincorporated organisations are considered unsuitable and incorporation is required in order to protect members from liability
- Various forms of corporate bodies, including Company Limited by Guarantee (CLG), Company Limited by Shares (CLS), and Community Interest Companies (CIC) are considered suitable for further consideration as they are flexible enough to be tailored to requirements.
- A Community Benefit Society should be considered as part of the next stage as its purpose and structure could potentially meet the requirements at Langarth

- Further consideration should be given to the use of a Third Party organisations given their track record, though it is recognised that they may not be able to meet the scope of the requirements of Langarth.

3.4 Shortlisted Options

From a consideration of the longlist of options above, a shortlist of options have been identified as being the most suitable in meeting the requirements for Langarth.:

1. Company Limited by Guarantee (CLG)
2. Company Limited by Shares (CLS)
3. Community Interest Company (CIC)
4. Community Benefit Society (CBS)
5. Third party organisations.

Indicative criteria for shortlisting.

This shortlist will be considered against a set of criteria to be developed from the following considerations through the Outline Business Case.

1. Distribution of Profits/Purpose

There is a fundamental difference between a CLS and the other models in that the purpose of a CLS is to generate profit for its shareholders.

CLG's are not set up to distribute profit and flexible in purpose (which is defined by its articles of association).

A CIC does allow limited profit distribution but is more around social objectives and they are set up as social enterprises to provide tangible benefits for local communities. They are regulated against this purpose by their regulator (see paragraph 2 below) and most are set up as CLGs.

CICs have an asset lock which ensures that money invested in a CIC is legally tied to that company and its social objectives, and is used to benefit the community rather than individual shareholders.

A CBS must "carry on a business, industry or trade" that is "being, or intended to be, conducted for the benefit of the community". Any profit made by a CBS must be used for the benefit of the community and profits cannot be distributed to members of a CBS.

2. Ownership – the ownership of the entity requires consideration.

The company options are flexible on ownership.

The CBS is a model set up for community ownership and is predicated on a "one member one vote" concept with no one organisation having control.

The CIC model is set up to benefit a community with the potential to incorporate social investors. CICs are more flexible on ownership.

2. **Regulation/Prescribed format** – The CLG and CLS models are registered by the Registrar of Companies and regulated by statute.

CIC's are registered with the Register of Companies regulated by the CIC Regulator (which is a light touch regulation) and have to pass and comply with a community interest test.

CBS's are registered with the Financial Conduct Authority and regulated by statute. There are various forms of model rules which provide slightly less flexibility than other models.

4. **Charitable Status**

Charitable status is available to the CLG and CBS models. A CLS or CIC cannot be a charity. If charitable status were required the charity would need to own the CLS or CIC.

Charitable status, if available, would add an additional layer of regulation but potentially can provide benefits in attracting certain types of benefactors and having tax benefits. The registration and regulatory burden needs to be compared against the benefits.

5. **Governance**

Each of the models is flexible enough to incorporate the various different stakeholder groups, subject to the "one member one vote" expectation in the context of the CBS.

6. **Tax**

A general tax review is recommended once the scope of the entity is more defined.

4 THE COMMERCIAL CASE

(Work in progress)

The SOC will provide an overview of the proposed commercial arrangements for the operation of the stewardship organisation. The commercial case will be developed to include:

- **Contracts:** An assessment of the ability of potential suppliers to provide the services required for the stewardship operation meet its objectives
- **Potential for risk transfer:** the attractiveness of arrangements for various services to potential suppliers, including analysis of risk apportionment
- **Public value:** Reference to the commercial strategy or the organisation in order to maximise public value, which is reflected through the aims of the organisation to meet wider social and environmental benefits in addition to commercial benefits.

Initial considerations for each of these elements are provide below and will be further developed as the SOC matures.

Contracts:

- Need to enter into contractual arrangements with third party suppliers to provide various services. These suppliers could include the Council (eg. Cormac or Corserve), or social enterprises, which may contribute towards its social objectives,

Potential for risk transfer

- Need to remove costs of maintenance from Cornwall Council
- Use of third party (Land Trust) - Endowment mechanisms V individual charging mechanism

Public Value

- Needs a revenue stream to support the development into the long term
- Needs a revenue stream to support community events, cohesion and development of belonging in the community
- Needs to enable community projects, business and job creation to support the local economy
- Needs a revenue stream to support borrowing
- Needs an ability to meet the changing nature of the economy and the markets as the development moves forward throughout the years
- Needs a revenue stream to support community engagement and active intervention to serve the community in the best way in the future
- Needs revenue streams to support lifelong learning and community organisations across the development

Revenue Streams and Shareholdings

Revenue streams may come from the following key sources:

-
- CIL receipts (particularly the component being distributed to the Parish Council after the adoption of the Neighbourhood Plan if the Parish Council would be a key shareholder in the Stewardship Vehicle)
 - S106 receipts (endowment from the developers)
 - Service charge (this needs to be scoped and levels secured via the S106 process and process of land disposals to developers or joint ventures)
 - a share of ESCO/MUSCO income (proportionate to the capital expenditure put in by the shareholders, including Cornwall Council)
 - a share of any data strategy income (depending on the smart technology being incorporated into the Garden Village design and any commercial arrangements arising from appropriate (GDPR compliant) data gathering)

DRAFT

5 THE FINANCIAL CASE

The Financial Case to be developed further, with the underlying principles being that the organisation will need to be self-financing separate from the council. The income streams set out above need to be calculated, alongside the relevant costs, and the shareholdings of the stewardship vehicle then determined. Key shareholders are envisaged as including:

- Cornwall Council
- Parish Council
- Main developers (in relation to land they own and charge service charge for)
- Potentially other community bodies, including new residents

The relevant shareholdings would be determined having regard to a number of factors, including:

- the need for funding of the stewardship company in terms of capital expenditure cost as well as operational cost and income streams to help pay for both the capital expenditure costs and ongoing operational costs, plus future capital expenditure costs to refurbish and/or redevelop stewardship vehicle assets;
- the need for staffing and operational governance of the stewardship company;
- the degree of long term presence and commitment of stakeholders, including in particular Cornwall Council, the Parish Council and local community bodies, alongside the usual management company approaches the main developers wish to take
- need for/desirability of community representation

6 THE MANAGEMENT CASE

The Langarth programme is maturing and shifting from a Programme Structure (concept, design), to a Portfolio Structure (delivery), and into a delivery organisation. This structure allows the relevant portfolio to manage the development (through a Business Case approach) of the stewardship organisation, eventually stepping down into one of 'business as usual' for the resulting organisation, and fulfil its full range of functions across land, facilities and services.

	Council's role		
Aspect of delivery	Now	Next (up to Sept. 2022)	Later (Sept. 2022 -)
Governance structure	Programme Structure	Portfolio Structure	TBC
Stewardship and neighbourhood management	Design principles.	Strategic Outline Case Outline Business Case Full Business Case.	Stewardship of developments. Asset management. Neighbourhood management. Community facilities (see below).
Land Assembly	Inox.	Further land assembly	TBC.
Funding and finance	Funding from capital budget for acquisitions and programme costs. Accessing funding sources both in public and private sector	Funding from capital programme, land sales. Accessing funding sources both in public and private sector	Funding from land sales, planning obligations (eg. 'roof tax', S106), other income streams, including ESCO/MUSCO and potentially data strategy. Accessing funding sources both in public and private sector
Planning and design	Masterplan and Hybrid application.	Design codes. Reserved matters applications.	Reserved matters applications. Monitoring of 3rd party applications.

		Monitoring of 3 rd party applications.	
Viability and commercial	Establish financial modelling.	Business planning. Phasing strategy. Ongoing commercial property market advice.	Business planning. Phasing strategy. Ongoing commercial property market advice.
Community facilities	Assess need and set requirements for the Masterplan through the Social Infrastructure Delivery Strategy.	Feasibility studies / business cases for projects. Meanwhile use strategy. Partnership with service providers.	Delivery of community facilities. Neighbourhood management. Community Development workers. A space for the Kenwyn Council to occupy as a base. Community facilities for community, health, civic, wellbeing, social uses across the development
Benefits Realisation	Benefits Realisation Strategy KPIs	Establish KPI baseline. Establish KPI Monitoring and Management arrangements.	Monitoring and management of KPIs.

Outline Business Case

Economic Growth & Development		Planning and Sustainable Development	
BEPS LOT 1 – Langarth Development Programme			
Threemilestone Schemes – Community Hall			
Senior Responsible Officer	Phil Mason	Head of Service:	Adam Birchall
Date Updated:	16.09.2020	Version:	0.3
Programme/Project Description:	Improving the quality of life for Threemilestone village residents as part of the wider Langarth Garden Village project.		
Reviewers:	e.g. DLT, Investment and Commercial Board, Investment and Commercial Sub-Board		
Author(s):	Adam Birchall, Head of Sustainable Development Les Allen, Client Programme Director for the Langarth Garden Village		

Document History			
Version	Date	Author	Change
DRAFT	17.04.2020	Jagoda Krukar	
0.2	21.07.2020	Richard Branch	
0.3	16.09.2020	Jagoda Krukar	Key Milestones, Option 1 Design

Authority to Proceed		
Authorised Officer	Proceed	Stop
Head of Service: Adam Birchall		
Director: Phil Mason		
Chair of Investment and Commercial Board or its Sub-Board as appropriate		

Background

In November 2019 the Cabinet of Cornwall Council resolved to work with local stakeholders and residents within the village of Threemilestone to explore options of improving the quality of village life. The opportunity is linked to creation of Langarth Garden Village and recognises the importance of Threemilestone village, facilities and residents. Cornwall Council identified that the following topics shall be considered and assessed in regard to design options, cost and viability for;

1. Community centre improvements
2. Village centre and public realm
3. Industrial Estate expansion
4. Playing fields and recreation

Cornwall Council appointed Arcadis as a lead for all schemes. PBWC were instructed to assist with design options and engagement for projects 1, 2 and 4, and AHR as lead architect for project 3, Industrial Estate expansion.

In December 2019 the opportunities, as set out in the Council resolution were tabled at the Langarth Stakeholder Panel. The panel is made up of a wide variety of stakeholders, including members of Kenwyn Parish Council, the Cornwall Council divisional ward member and community leaders. Members of the panel identified that the residents of TMS would welcome the inclusion of design responses to the Cormac / highways 'planning for real' 2016 recommendations and the Cormac led 2019 play consultation. The play consultation was funded by Cornwall Council but commissioned for and by Kenwyn Parish Council. The purpose of the work was to assist KPC with the development of a plan for the expenditure of existing allocated S106 funds. Once appointed PBWC architects contacted the Chairman of Kenwyn Parish Council to seek guidance about how to engage with KPC during the development of ideas. Cllr Hewitt and Cllr Green were assigned as the project contacts and it was agreed that they would report back to KPC.

In December 2019 PBWC met with representatives from KPC, TMS Primary School and the divisional ward member to scope out the project opportunities and record priorities.

On 03 March 2020 Arcadis led an initial design responses workshop with a wide variety of village stakeholders including representatives of KPC, Cornwall Council, church and community leaders, school representatives, the Cornwall Council divisional ward member and the Cornwall Council cabinet portfolio member for communities. PBWC tabled initial design opportunities for Threemilestone Village projects. The merits of each element were discussed, minor updates were agreed and it was decided to proceed with a community engagement activity on 06 March 2020 linked to the Langarth Project. The community engagement event was hosted at TMS community centre and attracted in the region of 200 local residents. At the event the masterplan for Langarth was tabled alongside the initial ideas for the TMS village projects. The boards make clear that any work at the KPC field would require future agreement from KPC.

A final round of key stakeholder and community engagement events were held on 21 April and 24 April 2020, to gauge final feedback on the proposed options that would be taken forward as part of this business case.

On 28 April 2020, a DLT paper for all Threemilestone projects was submitted for review and approval, informing the submission of this Strategic Outline Business Case submission.

Reasons (The Strategic Case)

Strategic Fit

The community hall provides essential space for growing number of local residents to hold village events and meetings; improvements will be key to meet local demand for more room space and enhance its aesthetic appeal as the focal point of the centre of the village. Furthermore, the location of the Community Hall is at the central heart of the village and sits at the focal point of a new access link between Threemilestone and the new future, Langarth Village Development.

The Community Hall project is also linked to a proposed public realm and Highways upgrade scheme within the immediate vicinity – all part of Cornwall Council's Cabinet commitment in November 2019 – to improve Threemilestone village. The strategic need for the project is therefore of paramount importance.

Process followed

Stakeholder meetings have been held at least once a month and further Community Engagement events were held at regular intervals and have proven very successful. The engagement and 'buy-in' from the key stakeholders has been a key success to date and has forged a sense of cohesion and spirit within the village – excitement regarding future enhancements to their community. During our community engagement, there were a key number of issues and requirements the public highlighted, and in terms of highest priority, these were:

1. 24/7 access to WC facilities for the public is of paramount importance;
2. Lack of storage space within the hall is an issue and needs improvement;
3. Access in and around the buildings is difficult and needs improvement;
4. Need for more community room space;
5. Enhancement to the overall aesthetics of the community hall.

Our community engagement events resulted in over 100 individual responses and end Stage Report by the Architect, as per Appendix A, with all comment considered as made by the community to inform the current design options.

Key Issues & Risks

Some key issues with undertaking works to the community hall are listed below:

- Location of main entrance is currently unclear and will require relocation in any new option;
- Accessibility around the building is problematic (lack of pathways, narrow alleys);
- Potential impact of existing car parking spaces which service local businesses and medical practices;
- Disturbance to residents, users, local businesses, traffic and pedestrians will occur during any works to the community centre.

The main risks are listed below:

- Extensive conversion of the community hall will likely be problematic, in particular adding an additional floor, due to the structural upgrades required – and incurring significant costs.
- Presence of Asbestos within the building and disturbance during any conversion (risk to health) and costs involved for removal.
- Existing roof coverings are in poor condition and will likely require wholesale replacement, requiring full thermal upgrade to roof structure;
- Cost for conversion may prove very costly or simply infeasible due to current condition of building fabric.
- Building extension will affect number of car park spaces available which may affect approval of the project.
- Funding from Towns Fund

Anticipated Key Outcomes & Benefits

The key outcomes and benefits are:

- Provision of additional WC facilities accessible by use for the public;
- Provision of more room / space within the Hall for use by the community for events, etc.;
- Improved accessibility and way finding around the Hall and immediate area;
- Improved aesthetics to the public realm of the village centre, giving it a sense of place;
- Improved sense of pride for residents of Threemilestone;

- Cornwall Council meet commitment to improve Threemilestone village life as per Cabinet November 2019.

Options (The Strategic Case)

Option 1 (Minimum) – Ground Floor Extension with First Floor Storage.

Community Hall improvements:

- Building extension to the front elevation, provide new glazed entrance vestibule with 24/7 accessible unisex WC (with baby changing) facilities;
- Additional function room provided internally in the location of existing WCs;
- Expanded storage space at the first floor of the extension;
- Welcoming lobby with new community noticeboards and new internal WCs with changing facilities;
- General upgrade and refurbishment of internal and existing building fabric
- Covered cycle parking;
- Public realm upgrades with improved hard scaping, green space/landscaping, accessibility and wayfinding.

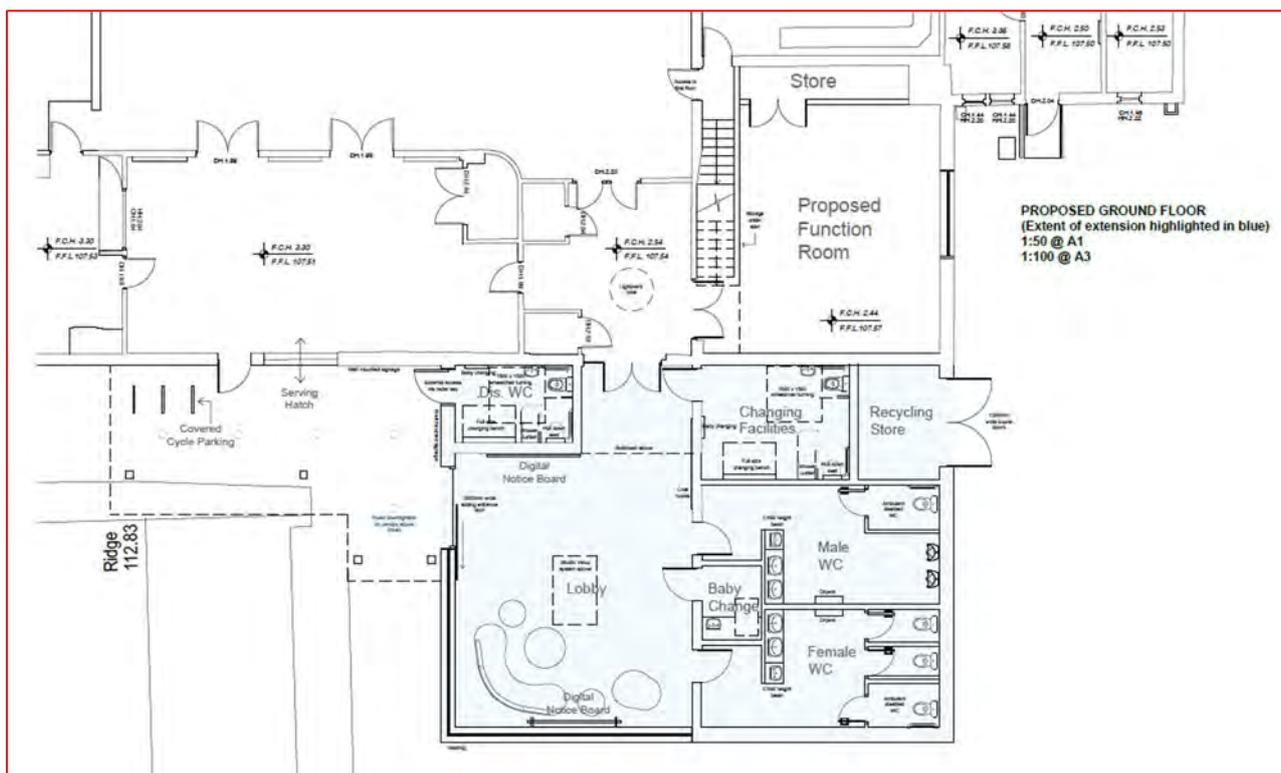


Figure 1: Option 1 Community Hall Proposed Ground Floor Plan

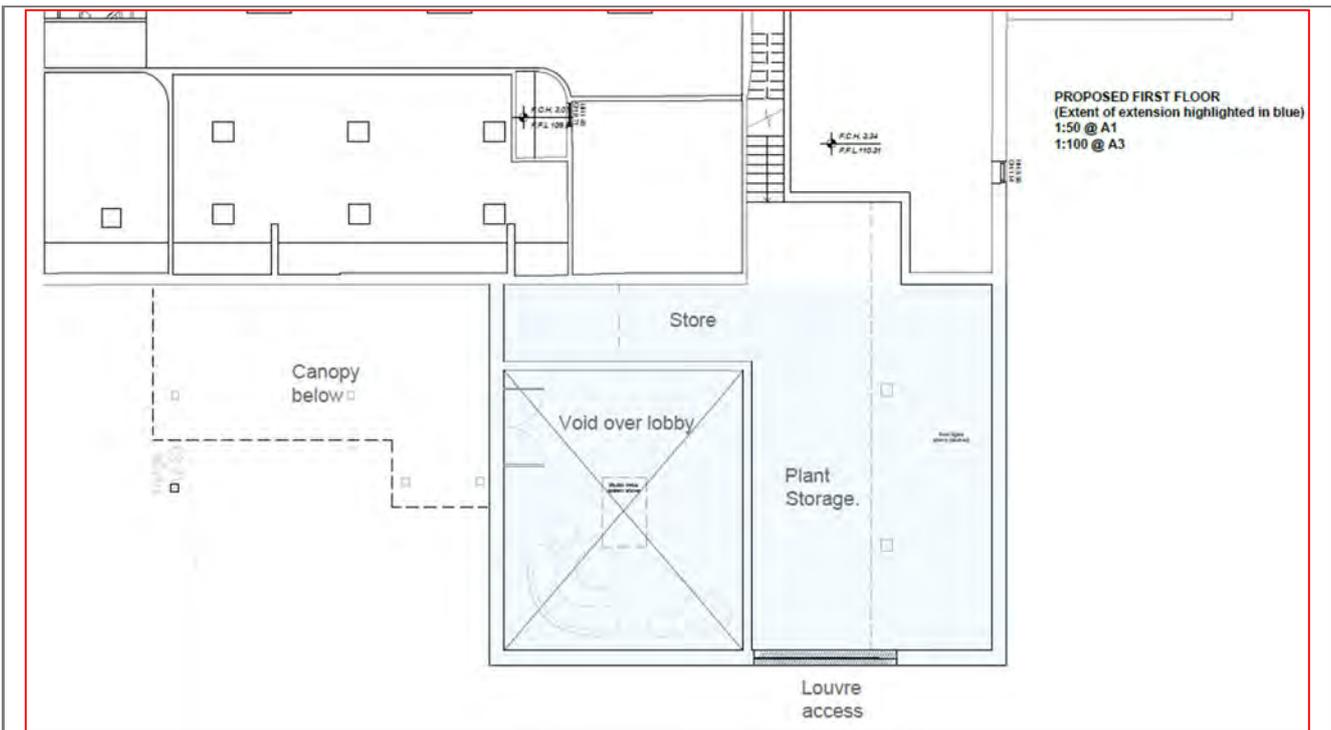


Figure 2: Option 1 Community Hall Proposed First Floor Plan



Figure 3: Option 1 Community Hall Proposed Visual

Option 2 – Ground Floor & First Floor Extension

Community Hall improvements:

- As per Option 1 – but with additional first floor extension (mezzanine) to provide more function room space, café and office/meeting rooms;
- Provision of an external balcony at first floor level;

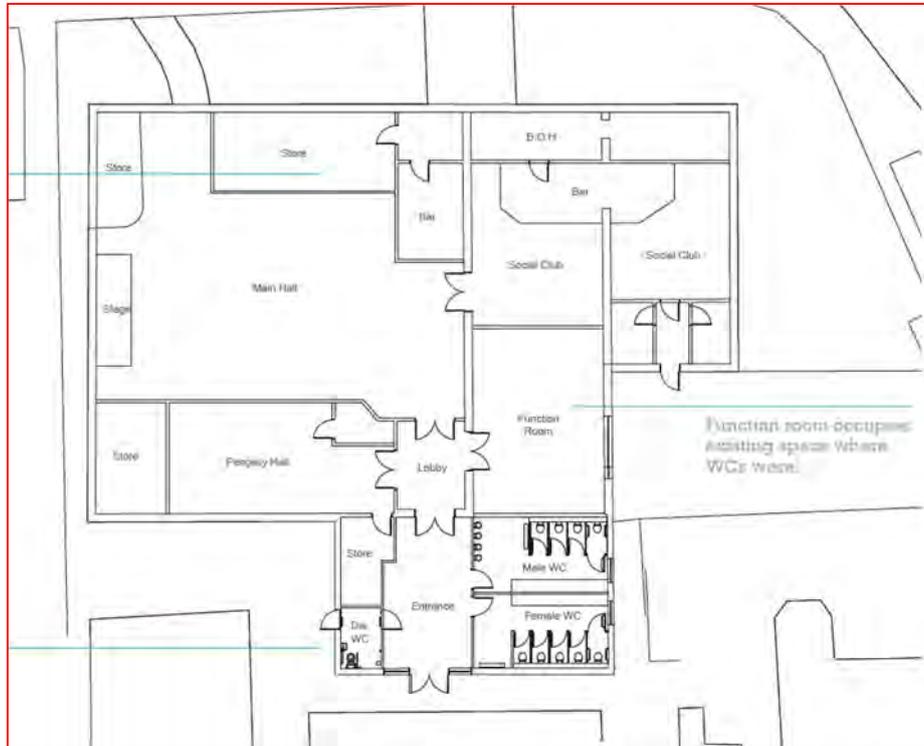


Figure 4: Option 2 Community Hall Proposed Ground Floor Plan

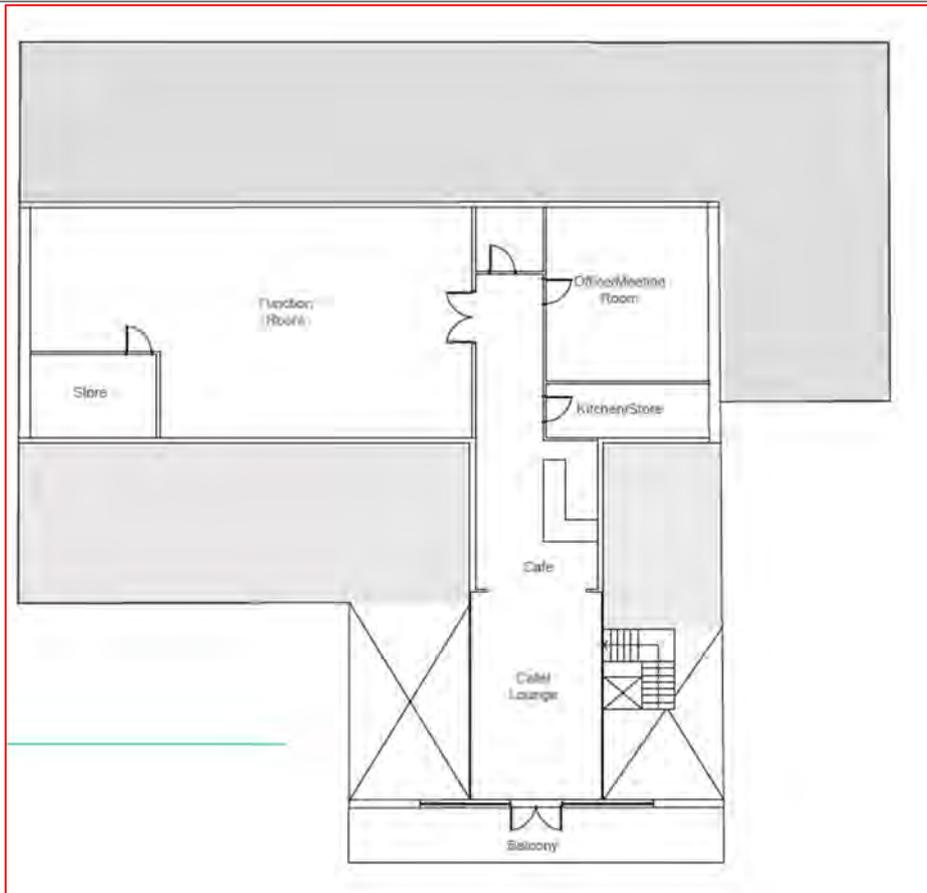


Figure 6: Option 2 Community Hall Proposed First Floor Plan



Figure 7: Option 2 Artist's impression of Community Hall Proposal

Main Advantages and Disadvantages

Option 1 – a minimum option, providing a ground floor extension with first floor storage space.

Advantages

- Provides additional WC facilities which can be used by the public;
- Provides an additional function room;
- Provides a new storage room;
- Provides a clear main entrance point, with improved accessibility and wayfinding;
- Improves aesthetic appearance of the building and immediate public realm;
- General refurbishment to internal and external building fabric can be undertaken to improve the building;
- Has limited impact existing building fabric and structural elements – reducing risk to buildability;

Disadvantages

- Impacts on car parking spaces externally (mitigated by public realm project);
- Disturbance of roof finishes and structural elements may require upgrades.

Option 2 – a ground floor & first floor extension

Advantages

- Provides additional WC facilities which can be used by the public;
- Provides multiple new function rooms and spaces at first floor level;
- Provides a clear main entrance point, with accessible path and wayfinding improved;
- Improves aesthetic appearance of the building;

Disadvantages

- Significant structural upgrades will be required to construct a first floor mezzanine, requiring new structural supporting steel members to the floor and roof structures – including new pad foundations.
- Significant disturbance to roof finishes require which will require wholesale replacement and thermal upgrades;
- Potential requirement for asbestos removal;
- Impacts on car parking spaces externally.

Recommended Option

Our recommendation is to proceed with Option 1, for the following reasons:

- Option 1 achieves all the primary objectives and benefits that both the community and the Council required from undertaking the scheme;
- Option 1 is the most cost effective solution;
- Option 1 is the only feasible option in terms of construction buildability;
- Option 1 has approval from the Board of the Community Hall members;
- The improved public realm (hardscape, landscaping and accessibility) will put this building at the heart of the community.

Benefits Expected (The Economic Case)

The primary benefits to this scheme being approved for funding and future delivery are:

1. Cornwall Council meet their commitment to improve Threemilestone village as per Cabinet resolution made in November 2019.
2. Provision of additional WC facilities accessible for use by the public;
3. Provision of more room / space within the Hall for use by the community for events, etc.;
4. Potential for facilities to generate a revenue income by renting out spaces;
5. Improved accessibility and way finding around the Hall and immediate area;
6. Improved aesthetics to the public realm of the village centre, giving it a sense of place;
7. Building fabric upgrades will give longer lease of life to the building;
8. Improved sense of pride for residents of Threemilestone.

Costs (The Economic Case)

The construction works have been estimated as per Appendix B – Cost Plan, the estimated budget for construction on the preferred option 1 is **£616,814.00** - refer to Cost Plan for full list of assumptions and exclusions.

It should be noted that £117,000 has been applied for the Towns Fund.

Funding for this will be provided as a part of the allocated Capital funding prior to Langarth Garden Village planning determination.

The approval of this business case will ensure that the meet the commitment the Council set out in November 2019 meeting to support the village of Threemilestone with improvement projects for the community, particularly with the future effect of Langarth Garden Village, is fully met and ascertained prior to any disruption created by construction on Langarth.

Commercial Approach (The Commercial Case)

Procurement through Cornwall Council Consultant or Contractor Frameworks

Cornwall Council has an existing Consultant and Contractor Framework in place to procure the necessary professionals to deliver this scheme – and inherent with the Framework are all necessary means, processes and procedures to Award and delivery the proposed project.

The key benefits of using these Frameworks are:

1. Ready-made procurement route to market,
2. Framework mechanics favourable to Cornwall Council way of working;
3. Pre-determined rates and overhead and profit margin;
4. Greater cost certainty and easier to control;
5. Improved chances of successful outcome.

Investment Appraisal (The Financial Case) CAPITAL PROJECTS ONLY

The construction works have been estimated as per Appendix B – Cost Plan, the estimated budget for construction on the preferred option 1 is **£616,814.0** - refer to Cost Plan for full list of assumptions and exclusions.

Benefit	2020 (£m)	2021 (£m)	Year 3 (£m)	Year 4 (£m)
Overall expenditure	0.117	0.500		
Total	0.117	0.500		

The majority of the expenditure will mostly be spent over financial year 2020 and 2021.

Implementation Approach (The Management Case)

Background

The Langarth Garden Village scheme is being approached as a portfolio as there are multiple programmes and projects which are currently live within its overall sphere of influence. It had previously been referred to as a programme and the management documentation is currently undergoing an update to align with the portfolio title. A team has been formed from Cornwall Council Officers, independent specialist consultants and the Council's Development Management Consultant (Arcadis), to organise, create, and coordinate the implementation of a set of related projects and activities in order to deliver the desired outcomes and benefits related to the Council's strategic objectives for the Langarth Garden Village.



The agreed vision that feeds into the management of the portfolio at all levels is that Cornwall Council (CC) would use 'an investment led approach and intervention to create a coordinated new community where people want to live and where we can create a much better place, a community and a place, not just a housing estate'.

This management case describes the approach taken and the process being followed to deliver the portfolio. The aim of the project is to secure planning permission for delivery of the coordinated masterplan. This will enable Reserved Matters Applications to follow and ultimately the community delivery to commence which will meet the requirements of the Local Plan. CC's decision to take control of the Langarth scheme will allow the council to orchestrate the delivery of a better outcome for Cornwall which will remain cogent with the Council's strategic objectives.

Approach & Governance

Cornwall Council are currently progressing this development as a portfolio of activity to coordinate the delivery of a defined set of programmes and projects over a period of time. This approach will enable risk to be controlled and mitigated on a programme by programme approach, monitoring the delivery and exposure to risk against an overall portfolio of activity.

Strategic Board

To facilitate this, in 2019 the portfolio established a 'Strategic Board' to provide clear coordinated direction at a senior level within Cornwall Council to ensure that the programme remains cogent with current and developing policies. This board operates to agreed terms of reference (a copy of which can be requested) and signs off the monthly reporting for the Langarth Garden Village under the SCOT process which reports to Councils Director's Team (CDT) on a monthly basis ensuring that the programme remains cogent with Cornwall Council reporting processes. Key members of the Strategic Board include:

- Strategic Director for Economic Growth and Development
- Service Director for Planning and Sustainable Development
- Head of Sustainable Growth and Innovation
- Client Programme Director
- Service Director for Transport and Infrastructure
- Head of Housing Delivery and Development
- Finance Department Representative
- Legal Services Representative
- Development Management Consultant Programme Director

Programme Assurance

The portfolio holds an assurance board monthly which focuses on the key assurance functions in the Council to ensure compliance. The Programme Board is responsible for the delivery of the programme and its coordination of effort ensuring that it follows the requirements of Cornwall Council and the operational teams working to deliver the outcomes. Key members of the board are present from:

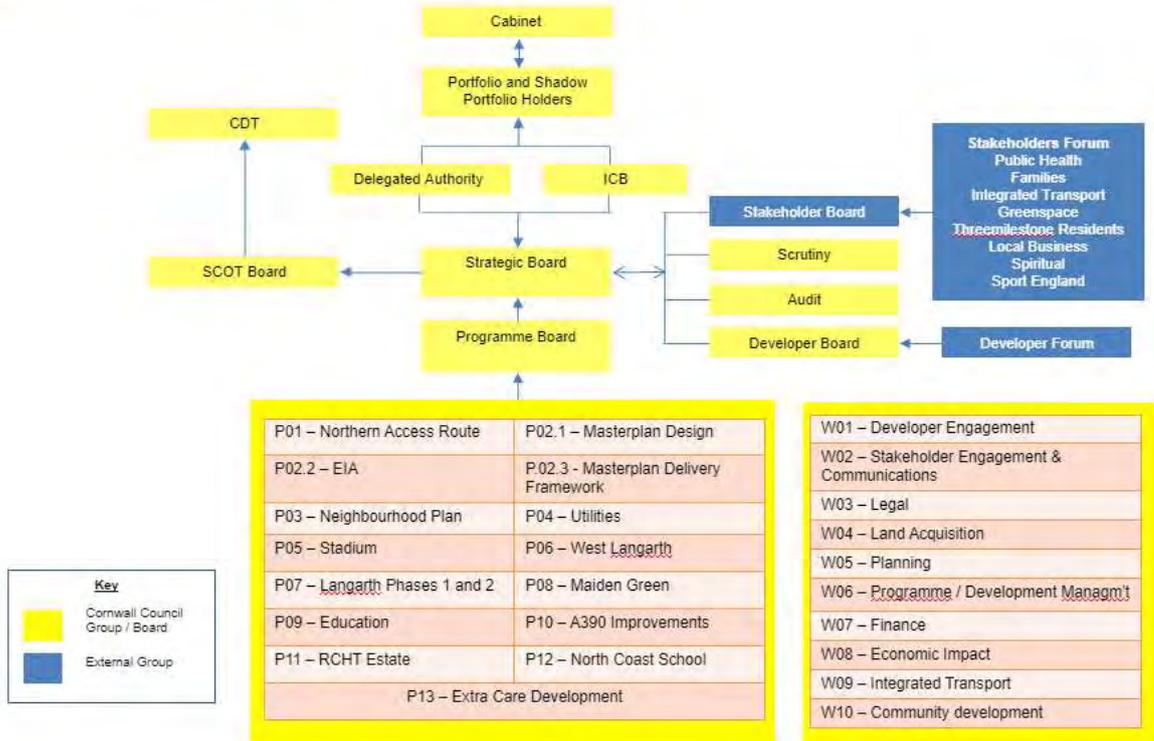
- Sustainable Growth and Innovation
- Economic Growth and Development
- Legal
- Procurement
- Planning
- Finance
- Internal Audit
- Property
- Assurance
- Communications

The Programme Assurance Board operates to agreed terms of reference, a copy of which can be requested.

Governance Organogram

The following programme Governance organogram sets out the reporting route for the original set of projects and workstreams that were agreed in 2019. The projects and workstreams have now evolved into set of programmes however the governance route through Cabinet remains the same.

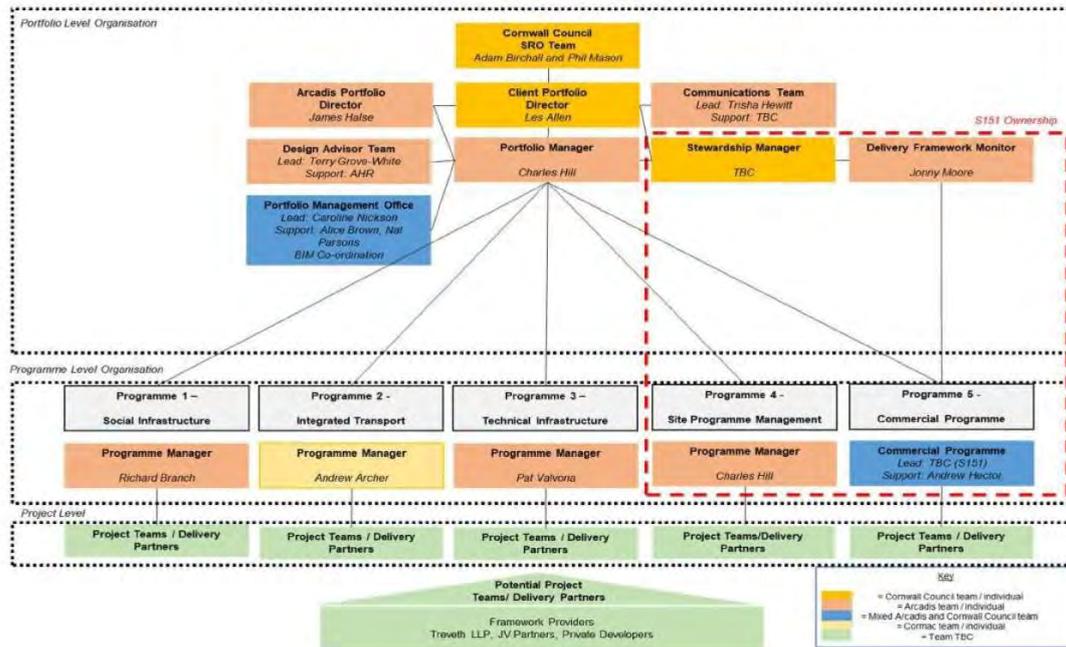
Programme Governance



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Portfolio Organisation

The following illustration provides a guide as to how the portfolio organisation structure is arranged. Note that there are five key programmes operating within the portfolio, each of which has its own list of projects that it is managing the delivery of.



Whilst the short-term portfolio organisation shows a mixture of Cornwall Council, Cormac and Arcadis resources, the plan is for Arcadis and Cormac to mostly withdraw in the mid term whilst Cornwall Council employees replace the key roles noted above.

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(Programme Management Office) manages this function.

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Each of the KPI's has a more detailed description and a metric suggested to enable the measurement of success. The resources required to regularly review the KPIs is under discussion as some could be reviewed by Cornwall Council in-house, others may require external parties such as PhD students to study them.

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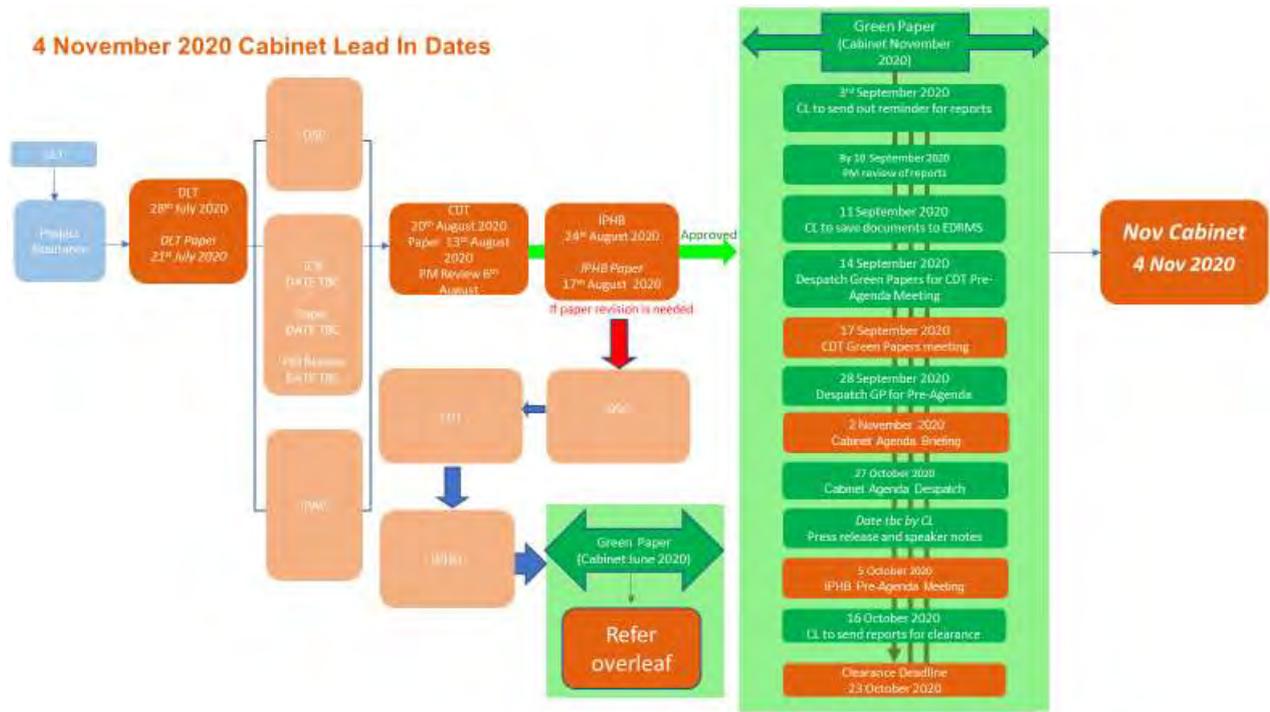
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As you can see the opportunity provided for scrutiny of proposals is substantial.

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Timescales (The Management Case)

The delivery programme for the Threemilestone Community Hall project is inextricably linked to progression of the future Langarth Garden Village development, however, the table below is an anticipated key milestone table for future project delivery based as a standalone project:

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Contract Award (Construction)	Q1/2021
Construction	Q1/2021 to Q3/2021
Completion	Q3/2021

Risks (The Management Case)		
Risk	Impact	Timescales
Asbestos present in the building.	<ul style="list-style-type: none"> • Increased project cost • Possible replacement of the existing asbestos roof required if any first floor extensions • Project not feasible due to the additional cost of asbestos removal 	
Stakeholder input from wider stakeholders leading to delay or cost increases.	<ul style="list-style-type: none"> • Increased project scope and cost 	
Community Hall closed for duration of refurbishment.	<ul style="list-style-type: none"> • Negative impact on Threemilestone residents • Need to find an alternative location • Lost revenue from rentable spaces 	
Structural capacity of existing building elements to support any adaptations.	<ul style="list-style-type: none"> • Increased project scope and cost 	
Reduced number of car park spaces due to the front extension of the building.	<ul style="list-style-type: none"> • Negative impact on Threemilestone residents • Design revision to exclude front extension 	

APPENDICES

APPENDIX A – ARCHITECTS STAGE 2 DESIGN REPORT

APPENDIX B – COST PLAN

Outline Business Case

Economic Growth & Development		Planning and Sustainable Development	
BEPS Lot 1 – Langarth Development Programme			
Threemilestone Schemes – Playing Pitches			
Senior Responsible Officer	Phil Mason	Head of Service:	Adam Birchall
Date Updated:	16.09.2020	Version:	0.3
Programme/Project Description:	Improving the quality of life for Threemilestone village residents as part of the wider Langarth Garden Village project.		
Reviewers:	e.g. DLT, Investment and Commercial Board, Investment and Commercial Sub-Board		
Author(s):	Adam Birchall, Head of Sustainable Development Les Allen, Client Programme Director for the Langarth Garden Village		

Document History			
Version	Date	Author	Change
0.1	26.03.2020	Jagoda Krukar	DRAFT
0.2	21.07.2020	Richard Branch	
0.3	16.09.2020	Jagoda Krukar	Costs, Key Milestones, Recommended Option

Authority to Proceed		
Authorised Officer	Proceed	Stop
Head of Service: Adam Birchall		
Director: Phil Mason		
Chair of Investment and Commercial Board or its Sub-Board as appropriate		

Background
<p>In November 2019 the cabinet of Cornwall Council resolved to work with local stakeholders and residents within the village of Threemilestone to explore options of improving the quality of village life. The opportunity is linked to creation of Langarth Garden Village and recognises the importance of Threemilestone village, facilities and residents. Cornwall Council identified that the following topics shall be considered and assessed in regard to design options, cost and viability for;</p> <ol style="list-style-type: none"> 1. Community centre improvements 2. Village centre and public realm 3. Industrial Estate expansion 4. Playing fields and recreation <p>Cornwall Council appointed Arcadis as a lead for all schemes. PBWC were instructed to assist with design options and engagement for projects 1, 2 and 4, and AHR as lead architect for project 3, Industrial Estate expansion.</p> <p>In December 2019 the opportunities, as set out in the Council resolution were tabled at the Langarth Stakeholder Panel. The panel is made up of a wide variety of stakeholders, including members of Kenwyn</p>

Parish Council (KPC), the Cornwall Council divisional ward member and community leaders. Members of the panel identified that the residents of TMS would welcome the inclusion of design responses to the Cormac / highways 'planning for real' 2016 recommendations and the Cormac led 2019 play consultation. The play consultation was funded by Cornwall Council but commissioned for and by Kenwyn Parish Council (KPC). The purpose of the work was to assist KPC with the development of a plan for the expenditure of existing allocated S106 funds. Once appointed PBWC architects contacted the Chairman of Kenwyn Parish Council to seek guidance about how to engage with KPC during the development of ideas. Councillor Hewitt and Councillor Green were assigned as the project contacts and it was agreed that they would report back to KPC.

In December 2019 PBWC met with representatives from KPC, TMS Primary School and the divisional ward member to scope out the project opportunities and record priorities.

On 03 March 2020 Arcadis led an initial design responses workshop with a wide variety of village stakeholders including representatives of KPC, Cornwall Council, church and community leaders, school representatives, the Cornwall Council divisional ward member and the Cornwall Council cabinet portfolio member for communities. PBWC tabled initial design opportunities for Threemilestone Village projects. The merits of each element were discussed, minor updates were agreed and it was decided to proceed with a community engagement activity on 06 March 2020 linked to the Langarth Project. The community engagement event was hosted at TMS community centre and attracted in the region of 200 local residents. At the event, the masterplan for Langarth was tabled alongside the initial ideas for the TMS village projects. The boards make clear that any work at the KPC field would require future agreement from KPC.

A final round of key stakeholder and community engagement events were held on 21 April and 24 April 2020, to gauge final feedback on the proposed options that would be taken forward as part of this business case.

On 28 April 2020, a DLT paper for all Threemilestone projects was submitted for review and comment prior to this Strategic Outline Business Case submission.

Reasons (The Strategic Case)

Strategic Fit

The ultimate aim of this project is to promote sport as a means for improving health and wellbeing, it will act as a key community facility, which is intended to be delivered alongside a new Sports Hall at the school (pending PFI agreement) and a playing field on the adjacent, Kenwyn Parish Council- owned, land (delivered by others).

With the provision of a new full-sized sports pitch, and a smaller junior field, the previously displaced local village football team will be provided with a dedicated facility, which can also be used for any other community sports events. The pitches will be provided with a new access path connecting the rear of the village directly into the school, taking pupils and visitors away from the main road and reducing accident risk and congestion.

The sports pitch will be provided with a modular changing room facility with a food kiosk – fully serviced with power, heating, water and drainage and can be used as a standalone facility. Delivery of the project will also promote extensive tree planting and improved ecology.

The new playing pitches and associated features will create a link to adjacent Kenwyn Parish Council site development with more informal field area, playground provisions and walking/cycling loops. Together, both developments, will deliver the best for Threemilestone community.

The proposals herewith address the resolution made by the Council in November 2019, and subsequent identification of 4 key projects to improve the Threemilestone village.

Process followed

Stakeholder meetings have been held at least once a month and further Community Engagement events were held at regular intervals and have proven very successful. The engagement and 'buy-in' from the key stakeholders has been a key success to date. The stakeholders from the school (Head and Business Manager) in particular has been very important and they are in full support of the proposals.

During our community engagement, there were a key number of issues and requirements the public highlighted, and in terms of highest priority, these were:

- Provision of a new full- sized sports pitch that can be used by all the community, including local sports teams;
- Reduce traffic (cars and people) to the front of the school;
- Re-organise the current car parking arrangement at the front of the school, with a separate car park which could be used for accessing the sports pitches without effecting the school;
- New, standalone changing facilities with café kiosk – fully serviced.

Key Issues & Risks

Some key issues are listed below:

- Objections to proposals may be made by local residents and/or key stakeholders;
- Operation and management of the new sports fields needs to be clearly agreed to ensure future use remains for all the local community.

The main risks are listed below:

- Disturbance will be caused to the local community and surrounding residents during these works;
- Re-grading and cut & fill of ground level of surrounding fields may be extensive;
- Legal complications could arise from alterations to land boundaries;
- New lease agreements will be required for revised land allocations;
- No known risk of land costs from PFI or County Farm;
- Approval from Private Finance Initiative and 3rd parties associated with school and land ownership (red line boundary on the PFI school owned land to suit the new playing pitches layout);
- Time consuming and legally complicated land registry change process.

Anticipated Key Outcomes & Benefits

The key outcomes and benefits are:

- Sports facilities which benefit the whole of the community and business;
- Improved parking and access points which improves accessibility and reduce congestion / people traffic at front of school;
- More additional parking spaces provided to service all new sports facilities;
- Improved aesthetics new landscaping and green spaces;
- Improved sense of pride for residents of Threemilestone;
- Promote health and well-being, business opportunities, green space and sustainable transport.
- Cornwall Council meet commitment to improve Threemilestone village life as per Cabinet November 2019.

Options (The Strategic Case)

Option Analysis and Recommendation

Option 1 – new full-sized sport pitch and junior pitch, with access path through KPC field and new car park arrangement (1).



Figure 1: Option 1 sports field proposed layout

Option 2 – new full-sized sport pitch and junior pitch, with access path through KPC field and alternate car park arrangement (2).



Figure 2 – Option 2 sports field proposed layout

Option 3 – new full-sized sport pitch and junior pitch, with access path through KPC field and alternate car park arrangement (3).



Figure 3 – Option 3 sports field proposed layout

Option 4 – new full-sized sport pitch and junior pitch, with access path through KPC field and alternate car park arrangement (4).



Figure 4 – Option 4 sports field proposed layout

Option 5 – new full-sized sport pitch and junior pitch, with access path through KPC field and large car parking extension for KPC playing field



Figure 5 – Option 5 sports field proposed layout

Option 6 – new full-sized sport pitch and junior pitch, with new access pathway (cars and people) linked to back of school without access over KPC land.



Figure 6 – Option 6 sports field proposed layout

Option 7 – new full-sized sport pitch and junior pitch, with new minimal access pathway linked to new car, smaller car park layout over KPC land.



Figure 7 – Option 7 sports field proposed layout

Main Advantages and Disadvantages

Options 1 to 4 are very similar in nature, with only minor changes to the car parking arrangement within the KPC owned land, therefore all advantages and disadvantages apply to all 4 options.

Options 1 - 4

Advantages:

- Provision of a new full-sized sports pitch and junior sports field;
- New dedicated access from rear to link into school – reducing traffic and congestion;
- Standalone change facilities with café kiosk;
- Improved car parking arrangement.

Disadvantages:

- Requires approval / permission from Kenwyn Parish Council;
- Doesn't fully address the wider community requirements for additional improvements;
- On-going stewardship of the field areas needs to be clearly set out and agreed to ensure maintenance is maintained.
- Complicated legal processes required for surrounding alterations to land boundaries and leasing arrangements.

Option 5

Advantages:

- Provision of a new full-sized sports pitch and junior sports field;
- New dedicated access from rear to link into school – reducing traffic and congestion;
- Standalone change facilities with café kiosk;
- Improved car parking arrangement.

Disadvantages:

- Requires approval / permission from Kenwyn Parish Council;
- Delivery of scheme is reliant on Kenwyn Parish Field works commencing;
- On-going stewardship of the field areas needs to be clearly set out and agreed to ensure maintenance is maintained.
- Complicated legal processes required for surrounding alterations to land boundaries and leasing arrangements.

Option 6

Advantages:

- Provision of a new full-sized sports pitch and junior sports field;
- New dedicated pedestrian, cycling and car access from rear to link into school – reducing traffic and congestion;
- Standalone change facilities with café kiosk;
- This is a standalone option that be delivered without impacting on and relying on permissions from surrounding land owners.

Disadvantages:

- Does not address the need for additional or re-arranged car parking the front of the school;
- Complicated legal processes required for surrounding alterations to land boundaries and leasing arrangements.
- On-going stewardship of the field areas needs to be clearly set out and agreed to ensure maintenance is maintained.

Option 7

Advantages:

- Provision of a new full-sized sports pitch and junior sports field;
- New dedicated access from rear to link into school for pedestrians and bicycles;
- Standalone change facilities with café kiosk;
- Improved car parking arrangement to front of school – reducing congestion as the school car park;
- Minimal additional access road and path across KPC land, meaning greater chance of approval.

Disadvantages:

- Requires approval / permission from Kenwyn Parish Council (verbal approval received at the recent KPC meeting)
- On-going stewardship of the field areas needs to be clearly set out and agreed to ensure maintenance is maintained;
- Complicated legal processes required for surrounding alterations to land boundaries and leasing arrangements.

Recommended Option

Our recommendation within this paper is to progress the most optimal option for the community - **Option 7**. Although the option relies on agreement from Kenwyn Parish Council (formal Council sign off), it should be taken forward for the following reasons;

- It provides all the required additional sports fields and facilities which are required by the community;
- This option addresses all local community concerns and requirements;
- It provides an additional parking spaces that could reduce a traffic at the school car park;
- It provides a safe community access to new playing fields from the rear of the school;
- It may link with the Kenwyn Parish Council project to deliver the best for the community (informal filed area, playground provision, walking/cycling loop);
- Kenwyn Parish Council showed no signs of disagreement with the development so far, therefore a risk of not receiving the KPC approval is relatively low;
- It will promote the following:
 - health and wellbeing;
 - income opportunity to rent sports space;
 - additional green space, landscaping and tree planting;

Benefits Expected (The Economic Case)

The primary benefits to this scheme being approved for funding and future delivery are:

1. Cornwall Council meet their commitment to improve Threemilestone village as per Cabinet resolution made in November 2019.
2. The Langarth Garden Village development meets its planning obligations to provide open space and sports pitch facilities for use of the local community;
3. Threemilestone Primary School will benefit from the use of junior sports pitch during school term;
4. The sports facilities will benefit the wider community enabling the local sports teams to use this for games, matches and training;
5. The facilities will generate a revenue income by renting out key facilities;

6. Improved parking and access points which improves accessibility and reduce congestion / people traffic at front of school;
7. More additional parking spaces provided to service all new sports facilities and community spaces (linked to KPC play improvements);
8. Improved aesthetics new landscaping and green spaces;
9. Improved sense of pride for residents of Threemilestone;
10. Promotes health and well-being, business opportunities, green space and sustainable transport (use of bicycles).

Costs (The Economic Case)

The construction works have been estimated as per Appendix B – Cost Plan, the estimated budget for construction on the preferred option 7 is **£1,744,580** including all on-costs and 10% client contingency. Release of contingency will remain with the Langarth Garden Village Strategic Board and is not for scheme improvement. Please note that no cost associated with legal fees, land boundaries changes or land acquisition had been allowed for in the estimate - refer to Cost Plan for full list of assumptions and exclusions.

It needs to be made clear as part of this Outline Business Case this proposed scheme will only progress to the development if and when Section 106 or other grant funding has been identified and is fully available. Any commitments need to be limited to the point of planning application and costs and funding certainty is available. Project start will be authorised by LGV Strategic Board.

The approval of this business case will ensure that the meet the commitment the Council set out in November 2019 meeting to support the village of Threemilestone with improvement projects for the community, particularly with the future effect of Langarth Garden Village, is fully met and ascertained.

Commercial Approach (The Commercial Case)

Procurement through Cornwall Council Consultant or Contractor Frameworks

Cornwall Council has an existing Consultant and Contractor Framework in place to procure the necessary professionals to deliver this scheme – and inherent with the Framework are all necessary means, processes and procedures to Award and delivery the proposed project.

The key benefits of using these Frameworks are:

1. Ready-made procurement route to market,
2. Framework mechanics favourable to Cornwall Council way of working;
3. Pre-determined rates and overhead and profit margin;
4. Greater cost certainty and easier to control;
5. Improved chances of successful outcome.

Investment Appraisal (The Financial Case) CAPITAL PROJECTS ONLY

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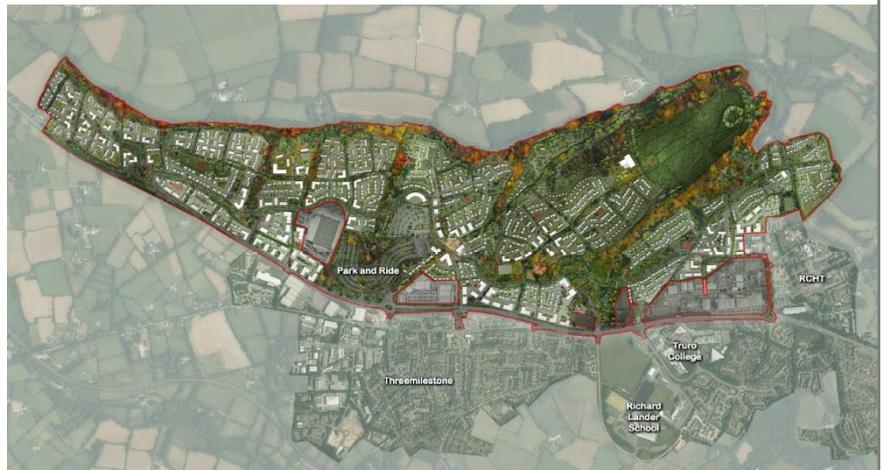
Benefit	2021 (£m)	2020 (£m)	Year 3 (£m)	Year 4 (£m)
Overall expenditure	0.245	1.500		
Total	0.245	1.500		

The majority of the expenditure will mostly be spent over financial year 2021 and 2022.

Implementation Approach (The Management Case)

Background

The Langarth Garden Village scheme is being approached as a portfolio as there are multiple programmes and projects which are currently live within its overall sphere of influence. It had previously been referred to as a programme and the management documentation is currently undergoing an update to align with the portfolio title. A team has been formed from Cornwall Council Officers, independent specialist consultants and the Council's Development Management Consultant (Arcadis), to organise, create, and coordinate the implementation of a set of related projects and activities in order to deliver the desired outcomes and benefits related to the Council's strategic objectives for the Langarth Garden Village.



The agreed vision that feeds into the management of the portfolio at all levels is that Cornwall Council (CC) would use 'an investment led approach and intervention to create a coordinated new community where people want to live and where we can create a much better place, a community and a place, not just a housing estate'.

This management case describes the approach taken and the process being followed to deliver the portfolio. The aim of the project is to secure planning permission for delivery of the coordinated masterplan. This will enable Reserved Matters Applications to follow and ultimately the community delivery to commence which will meet the requirements of the Local Plan. CC's decision to take control of the Langarth scheme will allow the council to orchestrate the delivery of a better outcome for Cornwall which will remain cogent with the Council's strategic objectives.

Approach & Governance

Cornwall Council are currently progressing this development as a portfolio of activity to coordinate the delivery of a defined set of programmes and projects over a period of time. This approach will enable risk to be controlled and mitigated on a programme by programme approach, monitoring the delivery and exposure to risk against an overall portfolio of activity.

Strategic Board

To facilitate this, in 2019 the portfolio established a 'Strategic Board' to provide clear coordinated direction at a senior level within Cornwall Council to ensure that the programme remains cogent with current and developing policies. This board operates to agreed terms of reference (a copy of which can be requested) and signs off the monthly reporting for the Langarth Garden Village under the SCOT process which reports to Councils Director's Team on a monthly basis ensuring that the programme remains cogent with Cornwall Council reporting processes. Key members of the Strategic Board include:

- Strategic Director for Economic Growth and Development
- Service Director for Planning and Sustainable Development
- Head of Sustainable Growth and Innovation
- Client Programme Director
- Service Director for Transport and Infrastructure
- Head of Housing Delivery and Development
- Finance Department Representative
- Legal Services Representative
- Development Management Consultant Programme Director

Programme Assurance

The portfolio holds an assurance board monthly which focuses on the key assurance functions in the Council to ensure compliance. The Programme Board is responsible for the delivery of the programme and its coordination of effort ensuring that it follows the requirements of Cornwall Council and the operational teams working to deliver the outcomes. Key members of the board are present from:

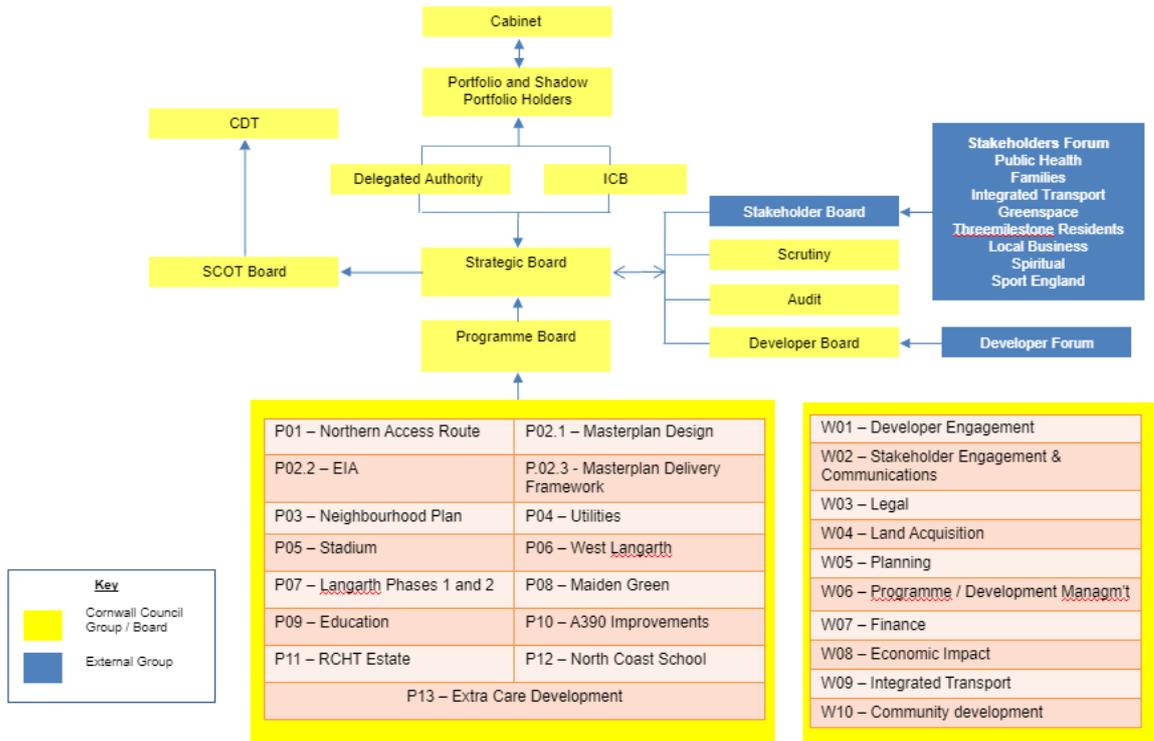
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- Legal
- Procurement
- Planning
- Finance
- Internal Audit
- Property
- Assurance
- Communications

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Governance Organogram

The following programme Governance organogram sets out the reporting route for the original set of projects and workstreams that were agreed in 2019. The projects and workstreams have now evolved into set of programmes however the governance route through Cabinet remains the same.

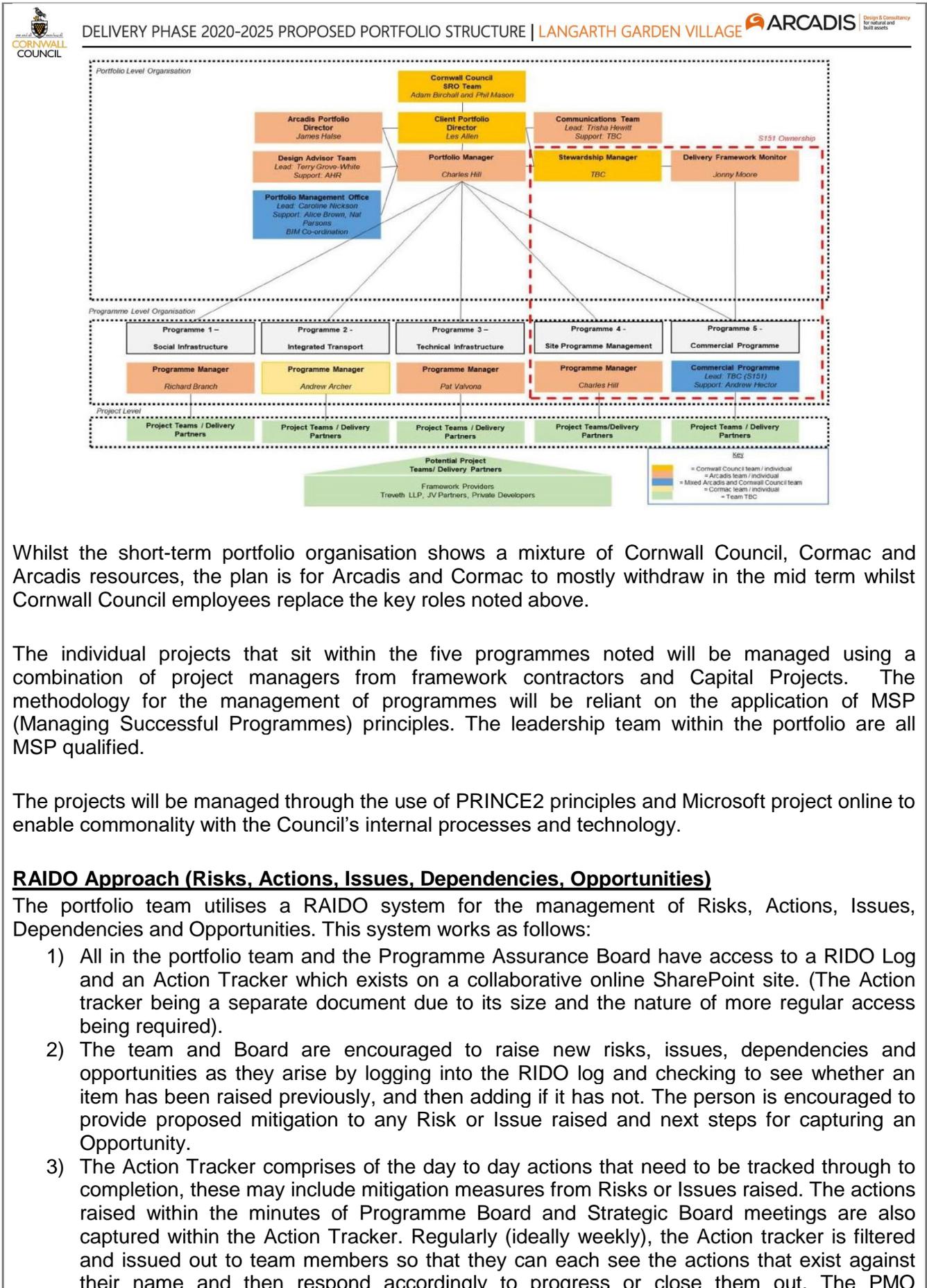
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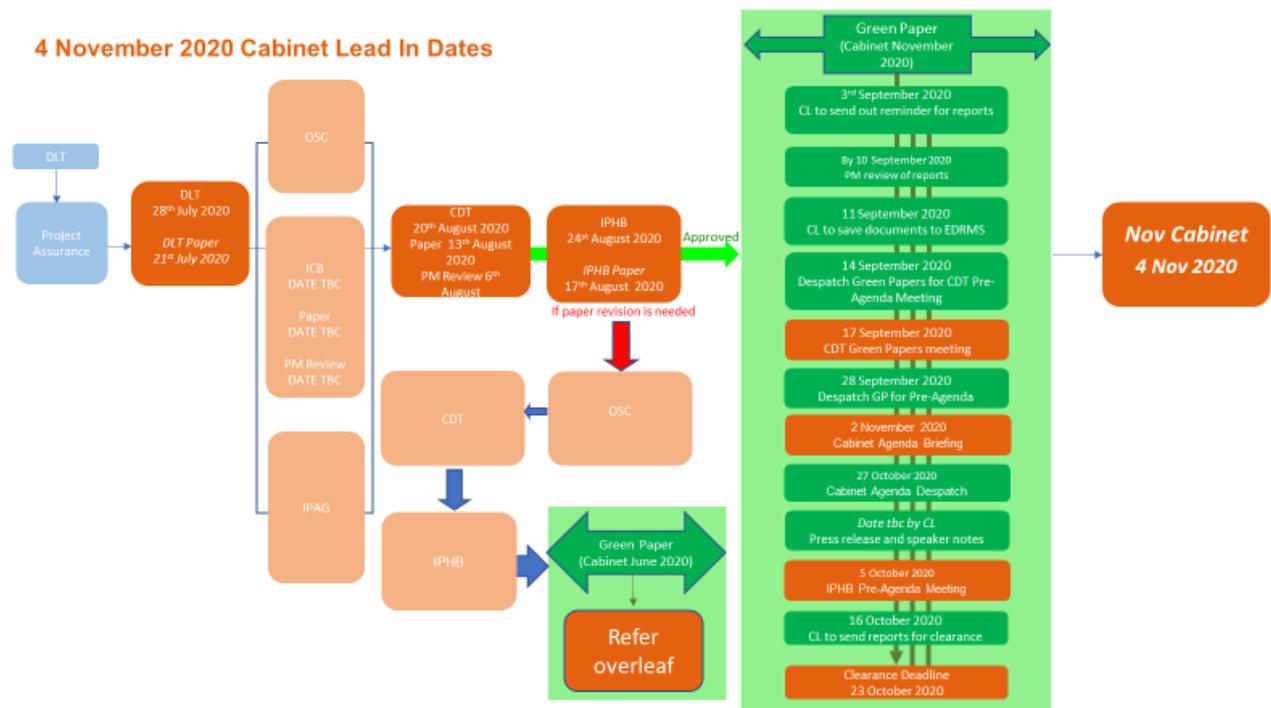
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As you can see the opportunity provided for scrutiny of proposals is substantial. The council's finance team retain responsibility for arrangement of the finances within the portfolio so as to ensure that they remain aligned with the council's understanding and approval process.

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The delivery programme for the Threemilestone sports pitch project is inextricably linked to progression of the future Langarth Garden Village development, however, the table below is an anticipated key milestone table for future project delivery based as a standalone project:

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Construction	Q4/2021 to Q3/2022
Completion	Q3/2022

Risks (The Management Case)		
Risk	Impact	Timescales
<p>The main Risk and Issues for the portfolio are available if required and will be reported on monthly through the programme board and strategic board. They are reviewed regularly and conform with best practice (MoR) Management of Risk and align with the SCOT reporting process and project online. Internal Audit of regular and constant access to them as do Legal and Finance.</p>		
<p>Ground Conditions – due to the nature of the land use and gradients involved, the highest risk to the project will be the cut and fill exercise. Upon appointment, the Consultant or Contractor should undertake a series of Ground Investigation Surveys to inform the suitability of the land and cut and fill analysis to shore up cost estimate.</p>	<p>Risk increases for CC or costs increase</p>	<p>Upon funding approval or Consultant appointment</p>
<p>Land Ownership – surrounding landownership is under Cornwall Council control but existing leases to local farmers are in place which will require time to negotiate lease termination or compensation, furthermore, the land owned by the school and PFI partners (red line boundary of the PFI school owned land to suit new playing pitches layout).</p>	<p>Delays to programme and additional legal fees</p>	<p>Immediate</p>
<p>Reliance on PFI – As highlighted above, the school and their PFI partners requires an amendment to their PFI Agreement which is out of our control.</p>	<p>Land ownership cannot be changed</p>	<p>Current issue being progressed</p>
<p>Stewardship – a clear and robust management procedure must be in place to ensure the upkeep and maintenance of the new facilities are carried out.</p>	<p>Cost</p>	<p>-</p>
<p>Stakeholder management – the overall feedback we have received from local councillors and residents are fully in support of the scheme, but continued stakeholder management should be maintained throughout the entire process.</p>	<p>Reputational damage</p>	<p>-</p>

APPENDICES

APPENDIX A – ARCHITECTS STAGE 2 DESIGN REPORT

APPENDIX B – COST PLAN

Outline Business Case

Economic Growth & Development		Planning and Sustainable Development	
BEPS LOT 1 – Langarth Development Programme			
Threemilestone Schemes – Village Centre			
Senior Responsible Officer	Phil Mason	Head of Service:	Adam Birchall
Date Updated:	23.09.2020	Version:	0.3
Programme/Project Description:	Improving the quality of life for Threemilestone village residents as part of the wider Langarth Garden Village project.		
Reviewers:	e.g. DLT, Investment and Commercial Board, Investment and Commercial Sub-Board		
Author(s):	Adam Birchall, Head of Sustainable Development Les Allen, Client Programme Director for the Langarth Garden Village		

Document History			
Version	Date	Author	Change
0.1		Jagoda Krukar	DRAFT
0.2	21.07.2020	Richard Branch	
0.3	23.09.2020	Jagoda Krukar	Costs, Key Milestones

Authority to Proceed		
Authorised Officer	Proceed	Stop
Head of Service: Adam Birchall		
Director: Phil Mason		
Chair of Investment and Commercial Board or its Sub-Board as appropriate		

Background

In November 2019 the cabinet of Cornwall Council resolved to work with local stakeholders and residents within the village of Threemilestone to explore options of improving the quality of village life. The opportunity is linked to creation of Langarth Garden Village and recognises the importance of Threemilestone village, facilities and residents. Cornwall Council identified that the following topics shall be considered and assessed in regard to design options, cost and viability for;

1. Community centre improvements
2. Village centre and public realm
3. Industrial Estate expansion
4. Playing fields and recreation

Cornwall Council appointed Arcadis as a lead for all schemes. PBWC were instructed to assist with design options and engagement for projects 1, 2 and 4, and AHR as lead architect for project 3, Industrial Estate expansion.

In December 2019 the opportunities, as set out in the Council resolution were tabled at the

Langarth Stakeholder Panel. The panel is made up of a wide variety of stakeholders, including members of Kenwyn Parish Council, the Cornwall Council divisional ward member and community leaders. Members of the panel identified that the residents of TMS would welcome the inclusion of design responses to the Cormac / highways 'planning for real' 2016 recommendations and the Cormac led 2019 play consultation. The play consultation was funded by Cornwall Council but commissioned for and by Kenwyn Parish Council. The purpose of the work was to assist KPC with the development of a plan for the expenditure of existing allocated S106 funds. Once appointed PBWC architects contacted the Chairman of Kenwyn Parish Council to seek guidance about how to engage with KPC during the development of ideas. Councillor Hewitt and Councillor Green were assigned as the project contacts and it was agreed that they would report back to KPC.

In December 2019 PBWC met with representatives from KPC, TMS Primary School and the divisional ward member to scope out the project opportunities and record priorities.

On 03 March 2020 Arcadis led an initial design responses workshop with a wide variety of village stakeholders including representatives of KPC, Cornwall Council, church and community leaders, school representatives, the Cornwall Council divisional ward member and the Cornwall Council cabinet portfolio member for communities. PBWC tabled initial design opportunities for Threemilestone Village projects. The merits of each element were discussed, minor updates were agreed and it was decided to proceed with a community engagement activity on 06 March 2020 linked to the Langarth Project. The community engagement event was hosted at TMS community centre and attracted in the region of 200 local residents. At the event the masterplan for Langarth was tabled alongside the initial ideas for the TMS village projects. The boards make clear that any work at the KPC field would require future agreement from KPC.

A final round of key stakeholder and community engagement events were held on 21 April and 24 April 2020, to gauge final feedback on the proposed options that would be taken forward as part of this business case.

On 28 April 2020, a DLT paper for all Threemilestone projects will be submitted for review and approval. This informed the submission of this Strategic Outline Business Case.

Reasons (The Strategic Case)

Strategic Fit

The proposed public realm and highways upgrades are an essential part of the Cornwall Council 2019 commitment to help improve the village of Threemilestone. Furthermore, the central village location will have a direct route to the new, future Langarth Garden Village scheme.

The public realm upgrades to Threemilestone village centre will reduce the current congestion and traffic flow issues by removal of the central roundabout and undertaking road re-alignments, which will enable additional parking spaces to be provided, thereby improving access to the local businesses, facilities and amenities specifically this will improve access and parking to the doctors surgery, pharmacy, and health provision that will directly support and provide for the requirements of LGV as agreed with the CCG. Furthermore, a new pedestrian and cycleway link will be provided to connect Threemilestone village directly to the new Langarth development, improving connectivity for all residents and local businesses.

The aesthetics of the village centre will be enhanced with beautiful new green spaces, landscaping and tree planting to reinforce the sense of place and ease of access for village life.

Process Followed

Stakeholder meetings have been held at regular intervals and a wider community engagement event held in March 2020 also proved that the following issues should be addressed as the highest priority;

1. Improving car parking spaces and drop off locations;
2. Reducing traffic speeds and congestion;
3. Improving walking and cycling routes;
4. Improved landscaping and additional green spaces;
5. Create a clear arrival point at the village centre location (currently lacking);
6. Provision of safe road crossing points on Chyvelah Road;
7. A clear link between TMS and Langarth Garden Village is needed;
8. Development of current 'eye-sore' derelict buildings at centre of village for improved community use.

Our community engagement events resulted in over 100 individual responses and a Stage Report by the Architect, as per Appendix A, with all comment considered as made by the community to inform the current design options.

Key Issues & Risks

Some key issues are listed below:

- Disturbance to local residents and businesses will required careful stakeholder management;
- Accessibility around the building is problematic (lack of pathways, narrow alleys);
- Provision of new car parking spaces will need to be carefully managed;
- If additional surrounding plots are to be developed, the benefits to the village must be clearly defined.

The main risks are listed below:

- Significant disturbance will be caused to the local community during these works;
- Presence of key buried services will be encountered and any diversions will be timely and costly to undertake;
- New road layout may increase speed of vehicles with removal of roundabout;
- Over development could cause more congestion;
- New road upgrade between TMS and LGV may have local resident objections.

Anticipated Key Outcomes & Benefits

The key outcomes and benefits are:

- Improved road layout, with crossing points, which improves accessibility and reduce congestion;
- A clear link between TMS and LGV will be provided for pedestrian and cycle access – to the benefit of the community and businesses;
- More additional parking spaces provided in the centre of the village to the benefit of the local businesses;
- Improved aesthetics of the village centre with new landscaping and green spaces;
- Improved sense of pride for residents of Threemilestone;
- Additional community facilities which promotes health and well-being, business opportunities, green space and sustainable transport.
- Cornwall Council meet commitment to improve Threemilestone village life as per Cabinet November 2019.

Options (The Strategic Case)

Option Analysis and Recommendation

Option 1 – Hugus road realignment, additional village centre parking space and improved Langarth Close road link to A390.

- Removal of central village roundabout
- Road realignment to Hugus Road, creating more efficient layout;
- Upgraded road surface to Langarth Close, acting as future link to Langarth Garden Village;
- Provision of new central village car park, providing 39 new car parking spaces;
- Improved public realm landscaping, tree planting and green spaces.

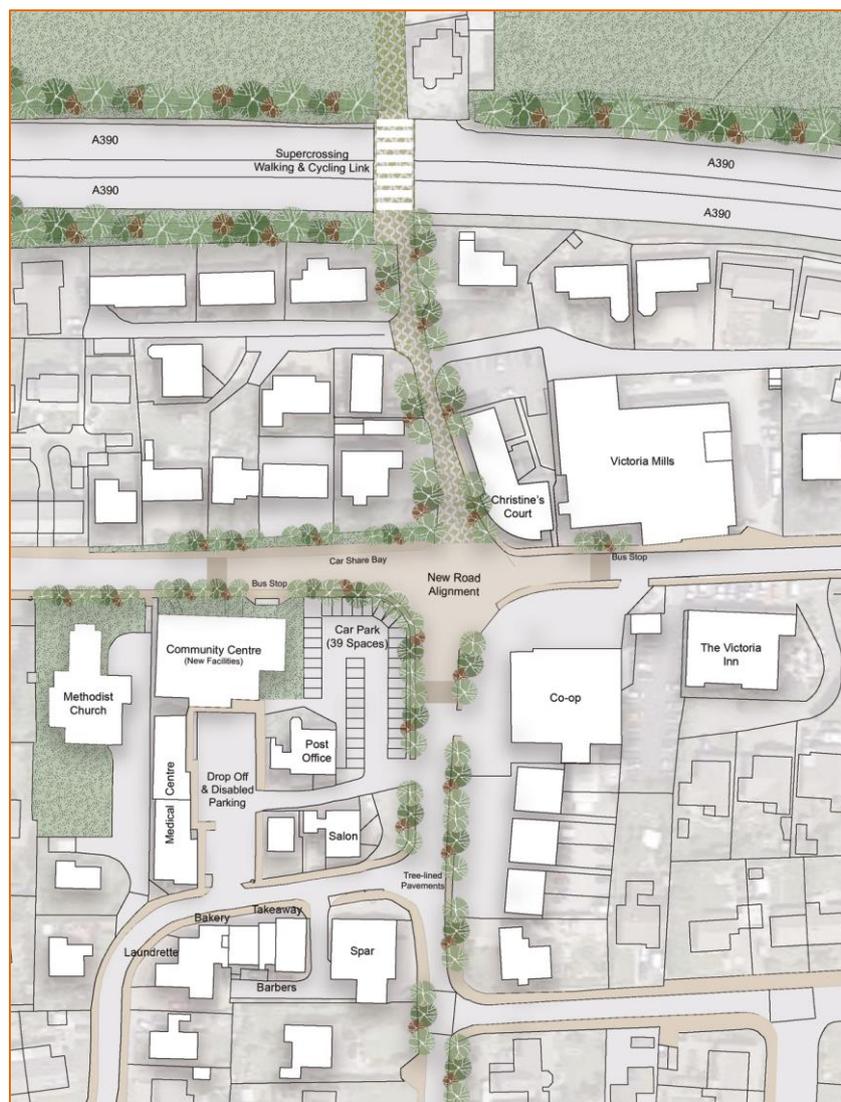


Figure 1: Option 1 Public Realm Proposed Layout

Option 2 – Hugus road realignment, additional village centre parking space and improved Langarth Close road link to A390, with additional options to develop surrounding plot.

- Highway realignment as per Option 1
- Development of corner plot on Chyvelah Road (Heather Vein) can be used to provide a community / mobility hub with multi use facilities including: a cycle shop; car sharing hub; community café; 6 x affordable apartments; more green space and a pocket park – enhancing the aesthetics and central village location of Threemilestone.



Figure 2 – Option 2 Community Hall Proposed Ground Floor Plan



Figure 3 – Artist impression of future Threemilestone village centre

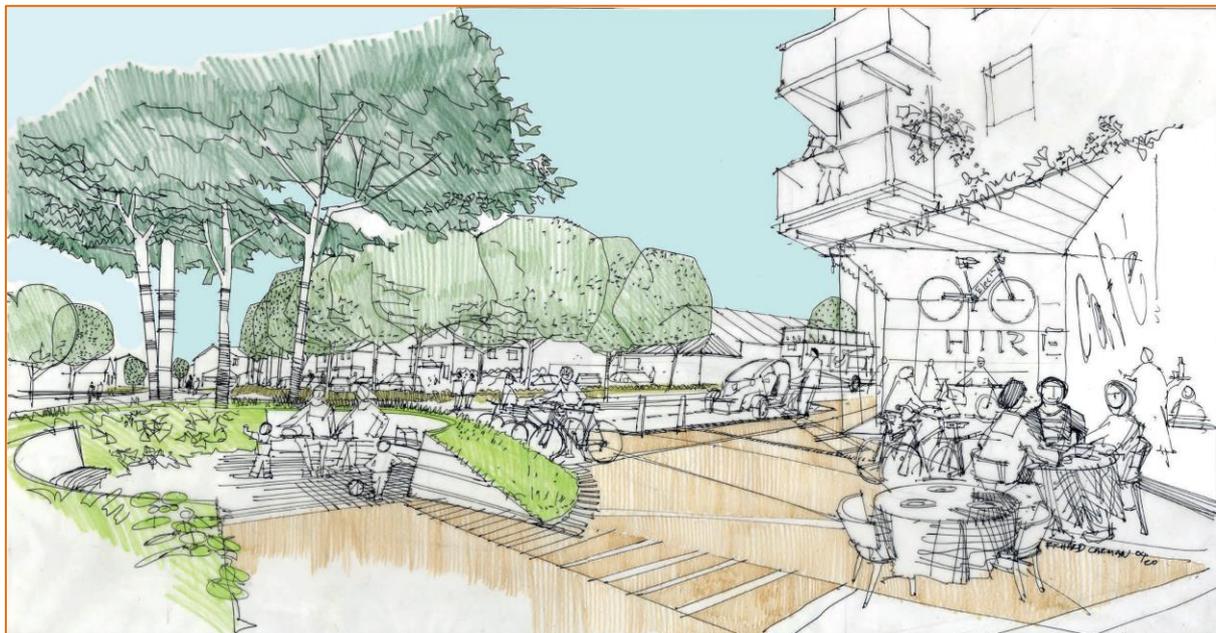


Figure 4 – Artist impression of future Threemilestone village centre (looking towards Community Hall from Chyvelah Rd)

Main Advantages and Disadvantages

Option 1 - Hugus road realignment, additional village centre parking space and improved Langarth Close road link to A390.

Advantages:

- Provision of additional 39 new public car parking spaces within the village centre;.
- Road realignment will create more efficient traffic flow,
- Improvements to Langarth Close road surface to act as new link to Langarth Garden Village;
- Minimal disruption to community and businesses in comparison to other options.;

Disadvantages:

- Does not make best use of development opportunities of surrounding plots to obtain efficiencies in cost savings by incorporating into the scheme;
- Does not fully address wider community requirements for additional improvements;

Option 2 – Proposal as per Option 1, but with additional option to develop a plot of land on the corner of Chyvelah Road

Advantages:

- Provision of new affordable apartments for local community;
- Provision of a new mobility hub;
- Promotes sustainable use of transport and improves health & wellbeing;
- Provides business opportunities for local community;
- Additional landscaping, green space, tree planting and pocket park will enhance the village 'feel' of Threemilestone;
- Minimal disruption to community and businesses in comparison to other options;
- Enhances sense of place and improves focal point at centre of village;
- Improves access and road link to Langarth Close and future link into Langarth Garden Village.

Disadvantages

- Local residents may object to development of the corner plot;
- New residential development at Victoria Mill site may affect viability of the affordable apartments at the corner plot

Recommended Option

Our recommendation is Option 2, which includes the Chyvelah Road (Heather Vean) development, which will deliver key benefits as noted in the following section of this paper.

As a part of an interim review of the OBC, it has been noticed that delivery of affordable flats, above the community hub at the corner plot, may not deliver required value to Threemilestone citizens (new residential development at Victoria Mill site may affect viability of the affordable apartments at the corner plot). Therefore, our recommendation is to proceed with an updated Option 2 that delivers only a single story building rather than multi-story building at the corner plot with no provision for affordable housing.

Benefits Expected (The Economic Case)

The following key benefits will be delivered by approving funding and future delivery of the recommended Option 2 as outlined within this paper, which can be summarised as follows:

- Cornwall Council meet their commitment to improve Threemilestone village as per November 2019 cabinet meeting;
- An immediate 'win' of goodwill from the local residents towards Cornwall Council;
- Road realignment and traffic calming measures will reduce congestion and improve traffic flows within the village centre;
- 39 additional central car parking spaces which will benefit local businesses and accessibility whilst meeting the community requirement for more car parking space;
- Public improvements to landscaping will enhance the aesthetic appearance of the village centre;
- This option addresses all local community concerns and requirements;
- The inclusion of the corner plot development promotes and provides:
 - health and wellbeing;
 - commercial, business and employment opportunities;
- Additional green space, landscaping, tree planting and pocket park;
- Promotion of sustainable transport (mobility hub) will reduce traffic;
- Further enhancement and upgrade of the Langarth Close improving link between Threemilestone and future Langarth Garden Village development;
- Land ownership transfers to Cornwall Council are already underway and pending completion.

Costs (The Economic Case)

The construction works have been estimated as per Appendix B – Cost Plan , the estimated total budget for construction of recommended Option 2 is **£2,831,764** including all on-costs and 10% client contingency. Release of contingency will remain with the Langarth Garden Village Strategic Board and is not for scheme improvement. Refer to Cost Plan for full list of assumptions and exclusions. Total construction cost comprises of £1,765,538 for Highway Realignment & Public Realm works and £1,066,226 for development of Corner Plot (including land acquisition costs).

It needs to be made clear as part of this Outline Business Case this proposed scheme will only progress to the development if and when Section 106 or other grant funding has been identified and is fully available. Any commitments need to be limited to the point of planning application and costs and funding certainty is available. Project start will be authorised by LGV Strategic Board.

The approval of this business case will ensure that the meet the commitment the Council set out in November 2019 meeting to support the village of Threemilestone with improvement projects for the community, particularly with the future effect of Langarth Garden Village, is fully met and ascertained.

Commercial Approach (The Commercial Case)

Procurement through Cornwall Council Consultant or Contractor Frameworks

Cornwall Council has an existing Consultant and Contractor Framework in place to procure the

necessary professionals to deliver this scheme – and inherent with the Framework are all necessary means, processes and procedures to Award and delivery the proposed project.

The key benefits of using these Frameworks are:

1. Ready-made procurement route to market,
2. Framework mechanics favourable to Cornwall Council way of working;
3. Pre-determined rates and overhead and profit margin;
4. Greater cost certainty and easier to control;
5. Improved chances of successful outcome.

Investment Appraisal (The Financial Case) CAPITAL PROJECTS ONLY

The construction works have been estimated as per Appendix B – Cost Plan, the estimated budget for construction is **£2,831,764** - refer to Cost Plan for full list of assumptions and exclusions.

Benefit	2021 (£m)	2022 (£m)	2023 (£m)	Year 4 (£m)
Overall expenditure	0.330	1.251	1.251	
Total	0.330	1.251	1.251	

The majority of the expenditure will be spent over financial year 2021, 2022 and 2023.

Implementation Approach (The Management Case)

Background

The Langarth Garden Village scheme is being approached as a portfolio as there are multiple programmes and projects which are currently live within its overall sphere of influence. It had previously been referred to as a programme and the management documentation is currently undergoing an update to align with the portfolio title. A team has been formed from Cornwall Council Officers, independent specialist consultants and the Council's Development Management Consultant (Arcadis), to organise, create, and coordinate the implementation of a set of related projects and activities in order to deliver the desired outcomes and benefits related to the Council's strategic objectives for the Langarth Garden Village.



The agreed vision that feeds into the management of the portfolio at all levels is that Cornwall Council (CC) would use 'an investment led approach and intervention to create a coordinated new community where people want to live and where we can create a much better place, a community and a place, not just a housing estate'.

This management case describes the approach taken and the process being followed to deliver the portfolio. The aim of the project is to secure planning permission for delivery of the coordinated masterplan. This will enable Reserved Matters Applications to follow and ultimately the community delivery to commence which will meet the requirements of the Local Plan. CC's decision to take control of the Langarth scheme will allow the council to orchestrate the delivery of a better outcome for Cornwall which will remain cogent with the Council's strategic objectives.

Approach & Governance

Cornwall Council are currently progressing this development as a portfolio of activity to coordinate the delivery of a defined set of programmes and projects over a period of time. This approach will enable risk to be controlled and mitigated on a programme by programme approach, monitoring the delivery and exposure to risk against an overall portfolio of activity.

Strategic Board

To facilitate this, in 2019 the portfolio established a 'Strategic Board' to provide clear coordinated direction at a senior level within Cornwall Council to ensure that the programme remains cogent with current and developing policies. This board operates to agreed terms of reference (a copy of which can be requested) and signs off the monthly reporting for the Langarth Garden Village under the SCOT process which reports to Councils Director's Team on a monthly basis ensuring that the programme remains cogent with Cornwall Council reporting processes. Key members of the Strategic Board include:

- Strategic Director for Economic Growth and Development
- Service Director for Planning and Sustainable Development
- Head of Sustainable Growth and Innovation
- Client Programme Director
- Service Director for Transport and Infrastructure
- Head of Housing Delivery and Development

- Finance Department Representative
- Legal Services Representative
- Development Management Consultant Programme Director

Programme Assurance

The portfolio holds an assurance board monthly which focuses on the key assurance functions in the Council to ensure compliance. The Programme Board is responsible for the delivery of the programme and its coordination of effort ensuring that it follows the requirements of Cornwall Council and the operational teams working to deliver the outcomes. Key members of the board are present from:

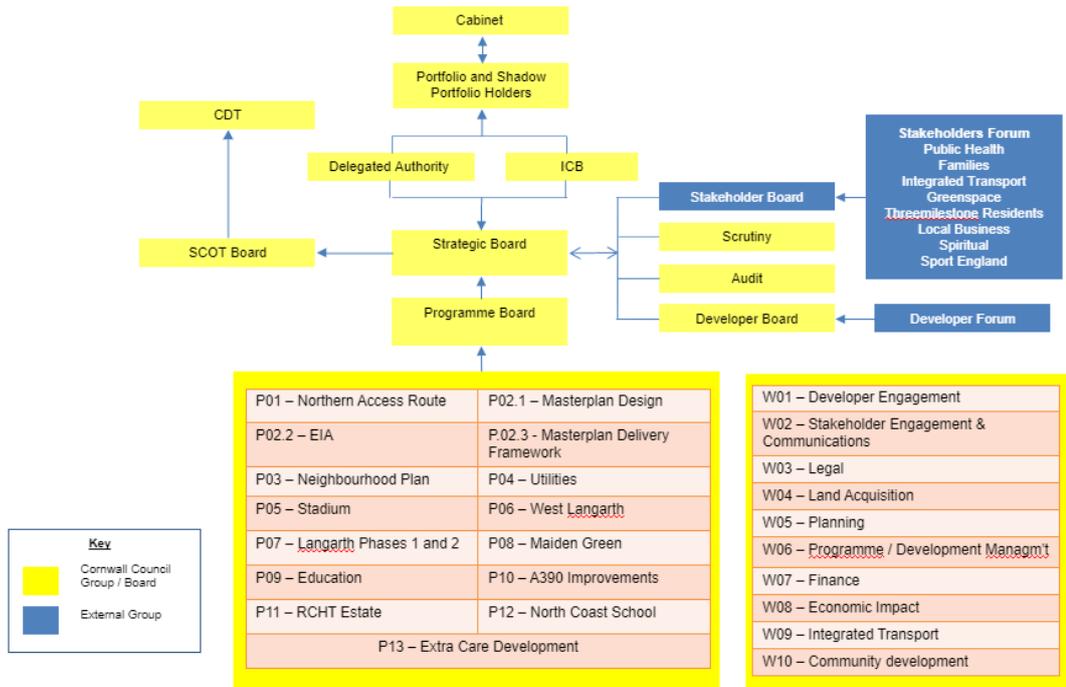
- Sustainable Growth and Innovation
- Economic Growth and Development
- Legal
- Procurement
- Planning
- Finance
- Internal Audit
- Property
- Assurance
- Communications

The Programme Assurance Board operates to agreed terms of reference, a copy of which can be requested.

Governance Organogram

The following programme Governance organogram sets out the reporting route for the original set of projects and workstreams that were agreed in 2019. The projects and workstreams have now evolved into set of programmes however the governance route through Cabinet remains the same.

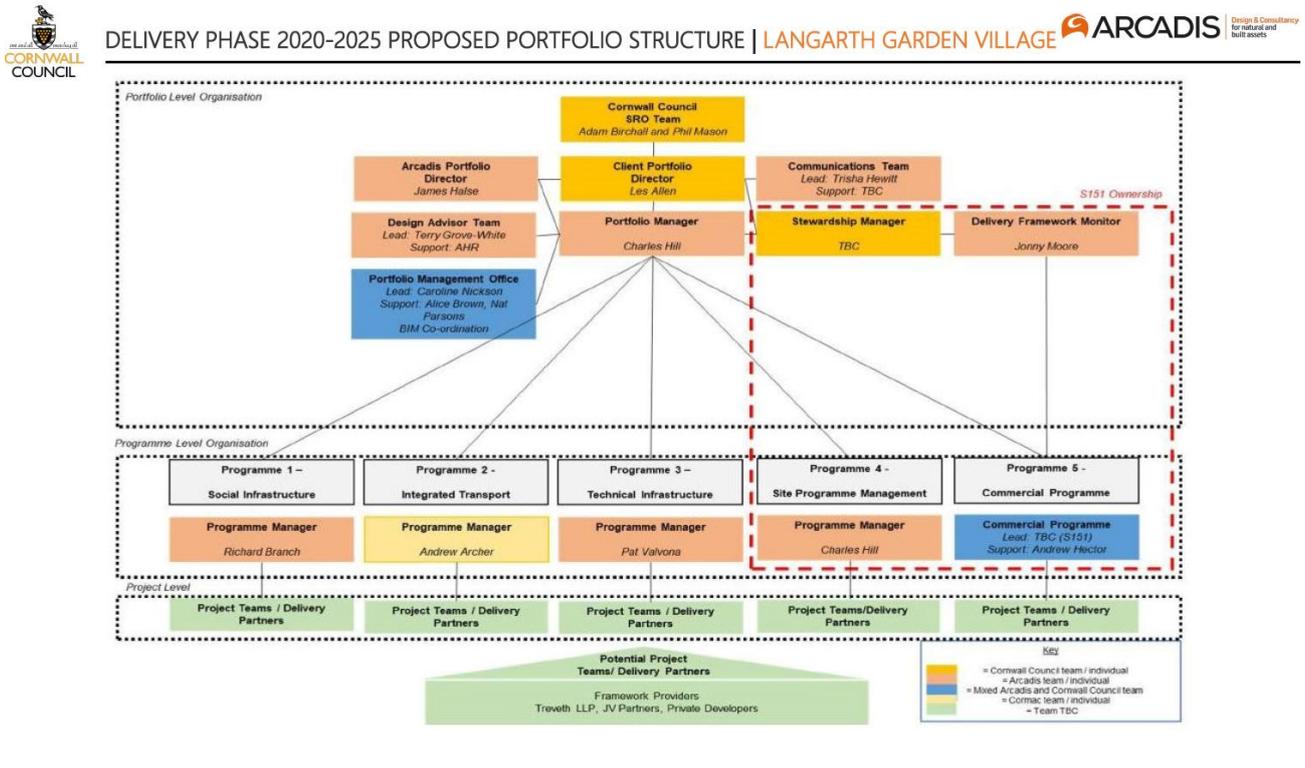
Programme Governance



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Portfolio Organisation

The following illustration provides a guide as to how the portfolio organisation structure is arranged. Note that there are five key programmes operating within the portfolio, each of which has its own list of projects that it is managing the delivery of.



Whilst the short-term portfolio organisation shows a mixture of Cornwall Council, Cormac and Arcadis resources, the plan is for Arcadis and Cormac to mostly withdraw in the mid term whilst Cornwall Council employees replace the key roles noted above.

The individual projects that sit within the five programmes noted will be managed using a combination of project managers from framework contractors and Capital Projects. The methodology for the management of programmes will be reliant on the application of MSP (Managing Successful Programmes) principles. The leadership team within the portfolio are all MSP qualified.

The projects will be managed through the use of PRINCE2 principles and Microsoft project online to enable commonality with the Council's internal processes and technology.

RAIDO Approach (Risks, Actions, Issues, Dependencies, Opportunities)

The portfolio team utilises a RAIDO system for the management of Risks, Actions, Issues, Dependencies and Opportunities. This system works as follows:

- 1) All in the portfolio team and the Programme Assurance Board have access to a RIDO Log and an Action Tracker which exists on a collaborative online SharePoint site. (The Action tracker being a separate document due to its size and the nature of more regular access being required).
- 2) The team and Board are encouraged to raise new risks, issues, dependencies and opportunities as they arise by logging into the RIDO log and checking to see whether an item has been raised previously, and then adding if it has not. The person is encouraged to provide proposed mitigation to any Risk or Issue raised and next steps for capturing an Opportunity.
- 3) The Action Tracker comprises of the day to day actions that need to be tracked through to completion, these may include mitigation measures from Risks or Issues raised. The actions raised within the minutes of Programme Board and Strategic Board meetings are also captured within the Action Tracker. Regularly (ideally weekly), the Action tracker is filtered and issued out to team members so that they can each see the actions that exist against their name and then respond accordingly to progress or close them out. The PMO (Programme Management Office) manages this function.
- 4) The key Risks, Issues and Opportunities are reviewed monthly and noted within the latest Portfolio report to enable the wider team oversight of the current topics / areas of focus.

Benefits Management

The approach agreed with Cornwall Council for the management of benefits is the utilisation of a Delivery Framework approach. The creation of Key Performance Indicators (KPIs) which enable a twin focus on financial and non-financial benefits has been supported throughout the scheme.

In 2019 the following list of KPIs was approved by the Strategic Board following earlier consultation. The number next to each KPI illustrates its importance rating (1 being most important, 3 the least):

- Biodiversity - 1
- Carbon Footprint – 1
- Energy Efficiency – 1
- Healthy Life Expectancy – 1
- Open and Natural Spaces – 2
- Accessibility of Services – 2
- Productivity of Higher Value Jobs – 2
- House Types – 2
- Community Facilities – 2
- Renewable Energy Generation – 2
- Life Satisfaction – 2

- Trees Planted – 2
- Deprivation – 2
- Cornish Hedges – 3
- EV Charging points – 3
- Apprenticeships Programme – 3
- Ecosystem Services – 3
- Economic Activity – 3
- Inactivity – 3

Each of the KPI's has a more detailed description and a metric suggested to enable the measurement of success. The resources required to regularly review the KPIs is under discussion as some could be reviewed by Cornwall Council in-house, others may require external parties such as PhD students to study them.

Resource Requirements (The Management Case)

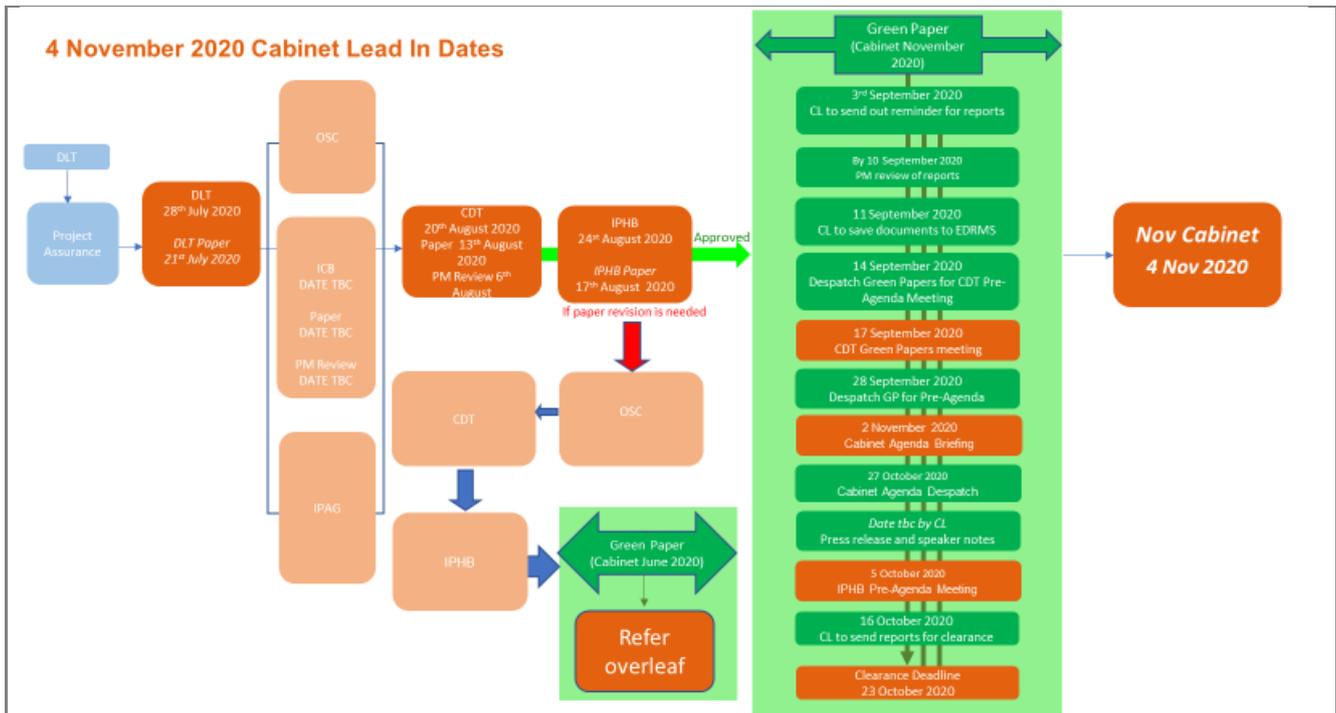
The way in which the resources are provided to the Langarth Portfolio fall into two categories:

- 1) Portfolio level resource that retains oversight / co-ordination across the entirety of the scheme;
- 2) Project level resource – the cost for which is picked up directly by the projects.

The portfolio level resource is provided through utilisation of the revenue budget that was approved for the scheme, via Cabinet, in 2018. The total budget allowed is £8.757M. Where there are opportunities for portfolio level costs to be capitalised against a specific project they are / will be explored.

The project level resource (consultant team, designers, surveyors, contractors etc) will be paid for by the individual project budgets as they are proposed in their individual business case submissions.

A typical 'Route to Cabinet' where funding for the provision of resources is provided is illustrated here:



As you can see the opportunity provided for scrutiny of proposals is substantial.

The council’s finance team retain responsibility for arrangement of the finances within the portfolio so as to ensure that they remain aligned with the council’s understanding and approval process.

Timescales (The Management Case)

The delivery programme for the Threemilestone public realm upgrade project is inextricably linked to progression of the future Langarth Garden Village development, however, the table below is an anticipated key milestone table for future project delivery based as a standalone project:

Item /Activity	Milestone Target Date
DLT Board	28 July 2020
Cabinet Board	04 November 2020
Appoint Design Consultant to commence and complete Stage 3 Designs	Q4/2020 to Q1/2021
Planning Application and Determination	Q1/2021 to Q2/2021
Procure D&B Contractor	Q3/2021
Stage 4 Designs	Q3/2021 to Q4/2021
Contract Award (Construction)	Q4/2021
Construction	Q4/2021 to Q3/2023
Completion	Q3/2023

Risks (The Management Case)		
Risk	Impact	Timescales
Road closures disturbance to village life – the nature of the works will likely require extended and prolonged road closures, which will have an adverse effect on the village centre, as well as local transport and car users accessing to the local shops. Careful planning and road management will be required.	Local resident dissatisfaction	Pre-Construction
Utility and Services – identification of all buried services and utilities will be key to ensure all necessary approvals and diversions are in place further allowing more cost certainty within reporting. Additional stat searches should be carried out and early engagement with local authority and providers should be undertaken.	Cost and delays	Upon appointment
Ineffective measures to control traffic and speeding – careful liaison with the Council's Highways Team and local traffic management systems should compliment any additional traffic calming measures through the centre of the village; a key required outcome of this scheme.	Issue with speeding and traffic are not mitigated	During design development
Lack of interest in new affordable housing – new housing development at Victoria Mill plot and future Langarth Garden Village may negatively impact interest of the community for new affordable flats developed as a part of Option 2 at the corner plot.	Lost of income and viability	Immediate
Stewardship of Car Park – a clear and robust stewardship model will need to be in place to ensure the car park and surrounding areas are well maintained and managed to ensure the aesthetics of the village are not diminished. It is assumed the new car park will require payment machines and local administration to ensure this is not used as a general car park.	Local resident and business owner dissatisfaction	Prior to Completion

Appendices

Appendix A – Threemilestone Village Design Report (Stage 2)

Appendix B – Arcadis Village Centre Public Realm Cost Plan

Outline Business Case

Economic Growth & Development		Planning and Sustainable Development	
BEPS LOT 1 – Langarth Development Programme			
Langarth Primary School			
Senior Responsible Officer	Phil Mason	Head of Service:	Adam Birchall
Date Updated:	10/09/2020	Version:	0.6
Programme/Project Description:	Construction of a new 2FE-3FE primary school in Langarth Garden Village		
Reviewers:	e.g. DLT, Investment and Commercial Board, Investment and Commercial Sub-Board		
Author(s):	Adam Marsh, Project Manager Richard Branch, Programme Manager (Programme 1 – Social Infrastructure)		

Document History			
Version	Date	Author	Change
DRAFT	07.07.2020	Adam Marsh / Richard Branch	
V0.01	17-7-20	Adam Marsh & Richard Branch	Update following potential land acquisition
V0.02	20-7-20	Les Allen	Review prior to DLT 28/7/20
V0.03	21-7-20	Adam Marsh	Updates following LA review
V0.04	22-7-20	Les Allen	Review prior to DLT 28/7/20
V0.05	22-7-20	Adam Marsh	Updates following LA review
V0.06	10-9-20	Jagoda Krukar & Richard Branch	Updates following required temporary access road

Authority to Proceed		
Authorised Officer	Proceed	Stop
Head of Service: Adam Birchall		
Director: Louise Wood		
Chair of Investment and Commercial Board or its Sub-Board as appropriate		

Background

Overarching requirement for school at Langarth Garden Village

Local Authorities have a statutory duty to ensure sufficient supply of primary and secondary school places, including suitable provision for vulnerable children and those with additional needs. In partnership with Schools and Multi-Academy Trusts, Cornwall Council delivers the places needed in local areas through its Education & Early Years Sufficiency Strategy 2019-2025 (which replaces the Pupil Places Planning Strategy 2015-2020), including administering the Education Capital Programme and proactively engaging with the central government Free School Programme.

The Council undertakes pupil population forecasting for all schools on an annual basis, considering birth rates, population trends, migration trends and projected yield from housing development. In 2018 the Council's Education department undertook an exercise to review its pupil yield ratios from new housing development, based on the actual yield from recent housing.

The assessment for pupil yield across affordable and open market provision in and around Truro, combined with the open market: affordable housing ratio for planned development at Langarth creates a planning standard of 0.26 primary pupil places per dwelling.

The following table presents a statistical assessment of need using planning standards validated with infrastructure providers:

No. of places	Need for Langarth	Current Capacity	Overall Need	Langarth need by no. housing units per phase end date (cumulative)				
				1	2	3	4	5
Primary	859	319	540	2024	2029	2034	2039	2044
				553	1322	1872	2576	3303
				144	344	487	670	859

The Education & Early Years Sufficiency Strategy 2019-2025 sets out the main challenges Cornwall faces in meeting the demand for early years and education places for children and young people. It also highlights the key strategies and policies the Council would achieve through commissioning high-quality places. The strategy is a key delivery mechanism for achieving the vision of the Education Strategy 2018-2022 of access for all children, young people and families in Cornwall.

Specific background on chosen sites

The November 2018 cabinet paper identified the need for a 2 Form Entry and to bring forward studies toward a Business Case with an estimated cost of £7.6m for the “early delivery of school”.

It was also reported that Inox will transfer to the Council 4.5 acres of land for £1 subject to a restriction on its use as a school with ancillary activities at a location adjacent to the current Phase 1 & 2 scheme.

Within the Strategic Board meeting held on 02 October 2019, it was noted a feasibility study can now be reviewed more rationally noting the 2023 deadline. It is noted that with Phil Mason's suggestion of moving the school delivery back by a year, master planners can be asking if the current location is the right place for the school and consideration can be put to the school being located elsewhere (with the land assembly). It was also noted that the Council are looking to have a car-free school as the traffic modelling is showing heavy congestion.

A feasibility study (RIBA stage 1) was commissioned (Appendix A) to explore the feasibility of different sites on which to provide the school. It found that bringing forward a 3FE primary school on site B7 (Option 1) using the classroom pod approach would be the most cost-efficient way to meet that level of need and to make use of the constrained split-level site. It found that a forest school ethos will make best use of the site's location. However, due to the steepness, split nature of the chosen site and the high capital build cost, it was decided that sites A10/A11 and B1 would also be considered for the school.

Further feasibility reports on B1 (Option 2) and A10/A11 (Option 3) (Appendix A) were completed and found they were suitable sites for a primary school but that due to the topography of all available land parcels for the primary school, all sites would be relatively steep sites which would incur a high capital build cost no matter the location.

This report discusses the three feasibility study options discussed above, stating their advantages & disadvantages, their overall costs and provides a recommendation on the proposed land parcel.

Reasons (The Strategic Case)

Strategic Fit

A new primary school is required to accommodate the future growth of population due to the new Langarth Garden Village. A 2FE with future extension to 3FE school has been considered to allow the school to increase in size as required during the development of Langarth.

In keeping with the garden village theme a 'forest' school option has been considered in the feasibility to promote sustainability and green spaces. In addition, car parking spaces will be a minimum to promote walking and cycling to the school.

Key Issues & Risks

Some key risk and issues with undertaking construction of the school are listed below:

- 11kV cables need to be grounded (for B1 site only)
- Temporary haulage road to the school is required for construction period (for B1 site only)
- Existing hedgerow may need to be maintained (for A10/A11 site only)
- All land parcels are sloping sites which will require extensive additional external works (retaining walls etc)
- Requirements for the foul drain connection need to be considered
- Requirements for the integrated SUDS strategy for Langarth need to be taken into consideration
- Requirements for the Valley Cycle Way need to be taken into consideration
- Revenue impact to Cornwall Council as a result of reduced number of pupils, whilst the garden village develops, has been accepted.

Overall Key Outcomes & Benefits

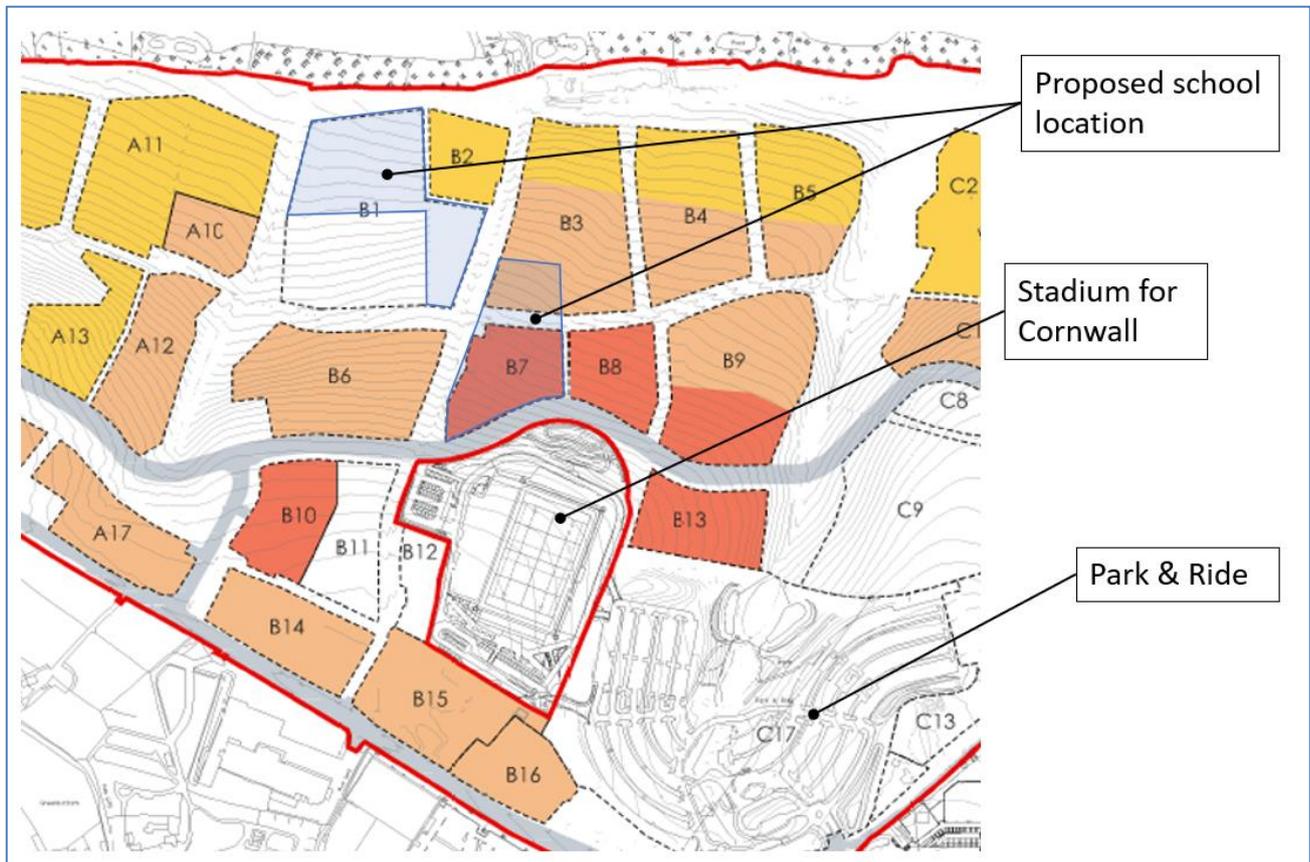
The key outcomes and benefits are:

- Provision of a new primary school for the residents of Langarth Garden Village at the start of the development to enable children who move to the location to be schooled from the outset in their new village
- Provision of a school located within the valley providing key access to outdoor locations to support the educational experience
- To provide infrastructure at the start of the Langarth Garden Village to enable sales of housing and support delivery.
- Provision of education facilities in the correct location with the expansion to a maximum of 3FE planned in to enable controlled development on the site;
- Early involvement of the Cornwall Education team to ensure a seamless delivery of education on site and early intervention with academies to source a provider
- A coordinated cogent education delivery strategy across the garden village
- To champion world class education opportunities for all children, young people, families and carers and ensuring that the needs of vulnerable children and young people are met
- To secure high-quality provision, widen local opportunities and promote equalities.
- To develop system-wide school-led improvements and support locally maintained settings to academies and Multi-Academy Trusts;
- To promote, protect and improve our children and young people's mental and physical health and wellbeing in educational settings.
- The scheme will have the added benefit of encouraging sustainable transport and access by taking advantage of the proximity of the proposed Langarth Park and Ride scheme and will encourage staff and students to walk and cycle, Improving mental and physical health benefit.
- The proposed 'forest school' ethos with its range of shared outdoor teaching spaces dotted around the site will promote environmental education and interaction within the curriculum. For instance, the school can make use of existing ponds and waterways such as the Threemilestone Angling club ponds.

Options (The Strategic Case)

Option 1 – Land Parcel B1, B3 and B7

Primary school split across 3 land parcels and intersected by quiet lanes. This option occurs as a direct result of the land being made available by INOX (Area in blue at B7) under the S106 agreement not being sufficient to contain a 3FE primary School, which ultimately would be the preferred option for the site and its extensive growth in the coming years.



Plan 1: Option 1: Langarth Primary School on land parcels B1, B3 & B7

A RIBA Stage 1 feasibility study has confirmed that a 3FE school can fit on this land, with school buildings within B7, playgrounds and landscaping within B3 and pathways, small car park and MUGA within B1.



Plan 2: 1.5-3FE Baseline proposal (Sub-Option 1)



Plan 3: 2-3FE 'Forest' School Hexagonal Pod proposal (Sub-Option 2)

Overall comments on Option

Discipline	Comment
Masterplanner (AHR)	This location would be difficult to accommodate a school as there are two very distinct parcels. The southern one mainly B7 is envisaged to provide residential frontage and mix use around the corner to the stadium. This parcel is also split further with the retain of the existing track which will be a key green route for the west of LGV. The northern area, on B1 is not a straight forward shape making it more difficult to accommodate wider areas of play. The separation between the two parcels by a retained lane could potentially make it more difficult for the school to operate.
Architects (Baileys)	This site worked reasonably well for the school although the site was split, none of the sites are particularly well suited to sports fields as such this is less of an issue. The site is quite steep and narrow for construction access, however it is the closest to the Park & Ride. The MUGA is at the bottom of the site which could be suitable for community use, however this is a possible negative for ecology with the lighting beside the lower habitat boundary. The stadium is very close-by which may not be an issue, but large crowds of people outside the school may be undesirable. The ownership of the track that divides the site could cause issues further into the design process. This site would probably suit a forest school setup well as it can utilise the unusually sized and laid out areas of the site.
Arcadis	This option has been discounted as it is a split site (intersected by green lanes), which could potentially cause safeguarding issues and make the school more difficult to operate. In addition, as stated above by AHR, the shape could make it difficult to accommodate wider areas of play.
Programme Director	This is a poor site and whilst it utilises the land transferred as a result of the S106 contribution it is simply insufficient to contain a 3FE primary school in accordance with safeguarding regulations and maintain the use of the public rights of way that would cross across the site. Supply and maintenance of services would be difficult as would the management of students and the coordination of management activity. In simple operational terms this option does not work.

Construction Costs (Option 1 – B1, B3, B7)

	Sub-Option 2 2-3FE Hexagonal Phase 1	Sub-Option 2 2-3FE Hexagonal Phase 1+2
Construction Costs	£9,041,841	£10,772,733
Professional Design Fees (12%)	£1,085,020.92	£1,292,727.92
Client Project Level Contingency (5%)	£452,092.05	£538,636.63
Total =	£10,578,954	£12,604,097

Land Acquisition Costs (Option 1 – B1, B3, B7)

The land acquisition costs for this option are as follows:

Land Parcels B3 & B7 (Gifted under S106 by Inox)	£1
Land Parcel B1	£935,000*
Total =	£935,001

*Land acquisition cost provided by Cornwall Council and does not include fee's

Investment Opportunity (Option 1 – B1, B3, B7)

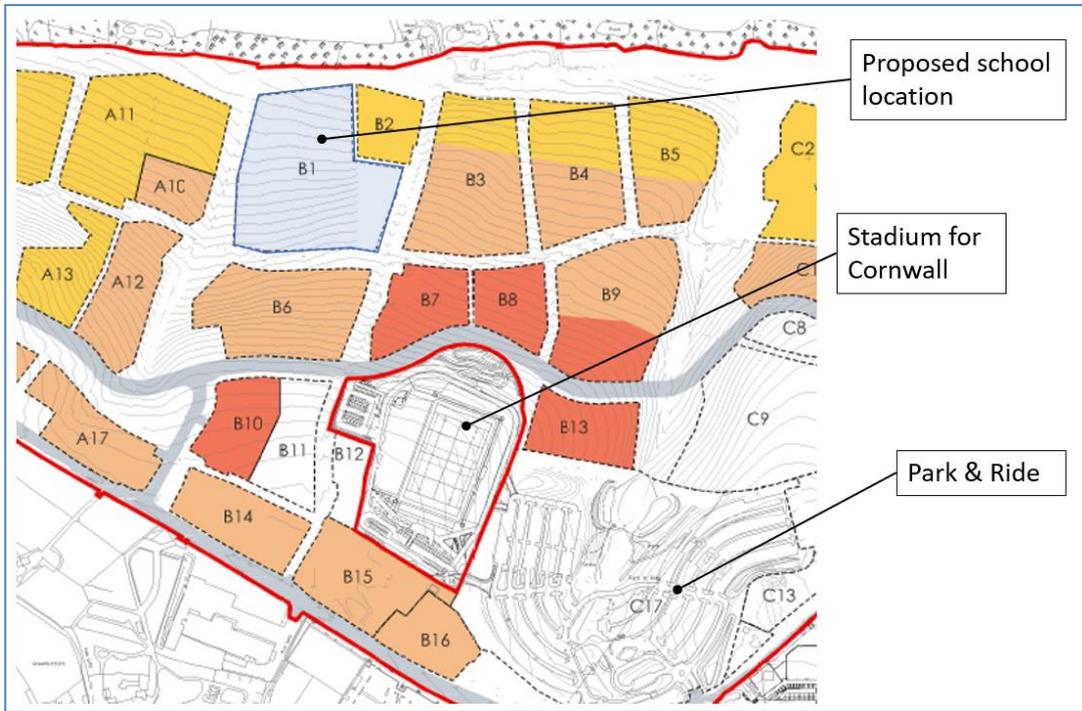
	Land Parcel	Land Value per Unit*	Units	Land Value
Gain	Sale of existing house on the B1 land			£335,000
	Land Parcel A10	£35.8k	21	£751,257
	Land Parcel A11	£38.4k	76	£2,917,774
	Land Parcel B1 (Original Inox Land only)	£34.9k	64	£2,233,600
Loss	Land Parcel B3	£35.3k	16	£564,800
	Land Parcel B7	£35.8k	41	£1,467,800

Total = £4,205,031

*Land value per unit provided to 31Ten from JLL

Option 2 – Land Parcel B1

Primary school contained within 1 land parcel and intersected by no quiet lanes.



Plan 4: Option 2: Langarth Primary School on land parcel B1

A RIBA Stage 1 feasibility study has confirmed that a 3FE school can fit on this land.



Plan 5: 1.5-3FE 'Forest' School Hexagonal Pod proposal (Sub-Option 1)



Plan 6: 1.5-3FE 'Forest' School Rectilinear Pod proposal (Sub-Option 2)

Construction Costs (Option 2 – B1)

	Sub-Option 3 2-3FE Baseline Phase 1	Sub-Option 3 2-3FE Baseline Phase 1 +2
Construction Costs	£10,081,168	£11,952,215
Professional Design Fees (12%)	£1,209,740.16	£1,434,265.80
Client Project Level Contingency (5%)	£504,058.40	£597,610.75
Total =	£11,794,967	£13,984,092

Temporary Haulage Road Costs (Option 2 – B1)

	Sub-Option 3 2-3FE Baseline Phase 1	Sub-Option 3 2-3FE Baseline Phase 1 +2
Construction Costs	£130,118.00	£130,118.00
Professional Design Fees (12%)	£15,614.16	£15,614.16
Client Project Level Contingency (5%)	£6,505.9	£6,505.9
Total =	£152,238.06	£152,238.06

Land Acquisition Costs (Option 2 - B1)

The land acquisition costs for this option is as follows:

Land Parcel B1 (purchased from Inox)	£1,360,000
Land Parcel B1 (purchased from current land owner)	£935,000
Fees (15%)	£344,250
Total =	£2,639,250

*Land acquisition cost provided by JLL, based on pro-rata area

Investment Opportunity (Option 2- B1)

The expected investment opportunity costs for this option over options 1 and 3 are as follows:

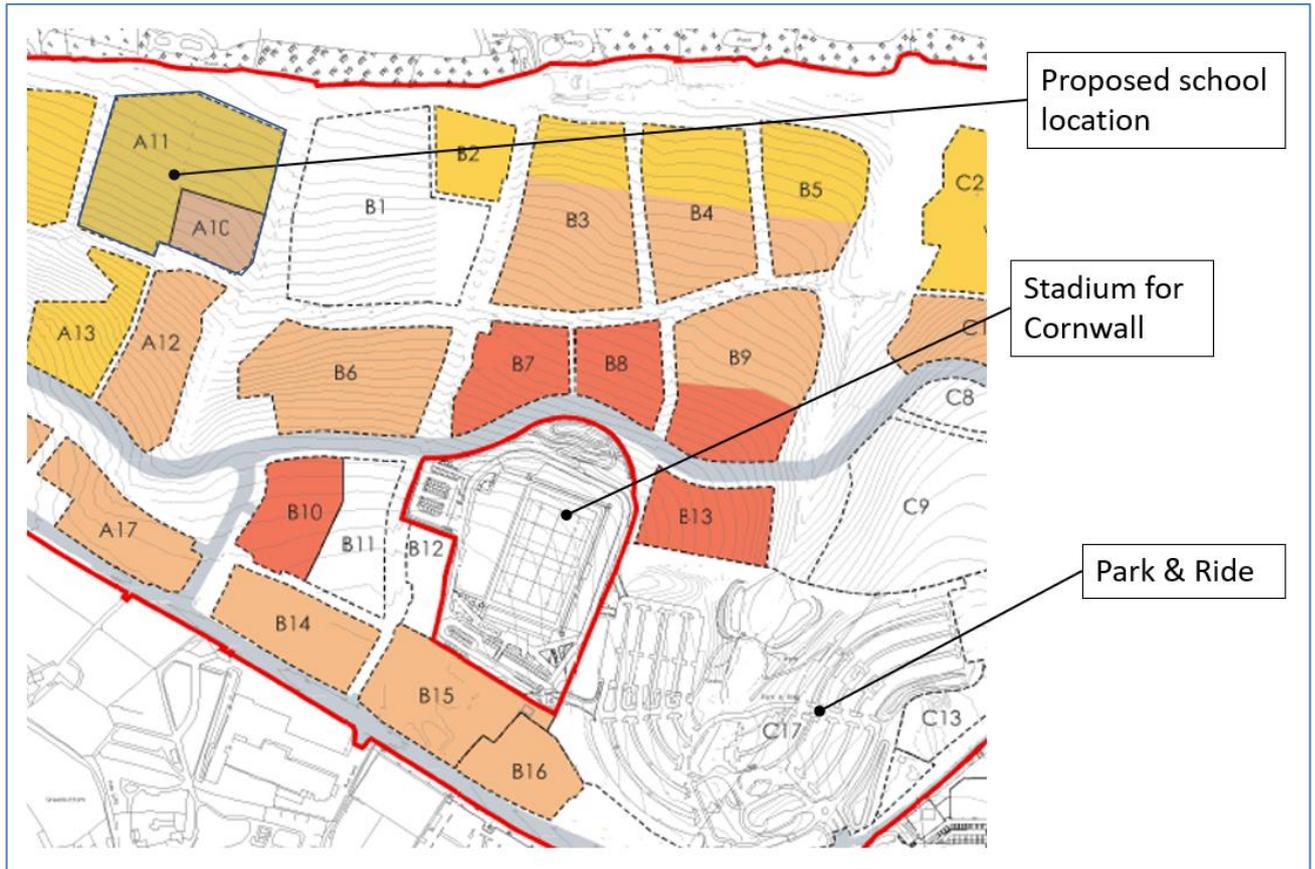
	<u>Land Parcel</u>	<u>Land Value per Unit*</u>	<u>Units</u>	<u>Land Value</u>
Gain	Sale of existing house on B1 land			£335,000
	Land Parcel A10	£35.8k	21	£751,257
	Land Parcel A11	£38.4k	76	£2,917,774
	Land Parcel B3 (S106 only)	£35.3k	16	£565,287
	Land Parcel B7	£35.8k	41	£1,466,740
Loss	Land Parcel B1 (Entire Plot)	£34.9k	105	£3,664,668

Total = £2,371,389

*Land value per unit provided to 31Ten from JLL

Option 3 – Land Parcel A10/A11

Primary school contained within 1 land parcel and intersected by no quiet lanes.



Plan 8: Option 3: Langarth Primary School on land parcel A10/A11

A RIBA Stage 1 feasibility study has confirmed that a 3FE school can fit on this land.



Plan 9: 2-3FE Baseline proposal (Sub-Option 1)



Plan 10: 1.5-3FE 'Forest' School Hexagonal Pod proposal (Sub-Option 2)

Overall comments on Option

Discipline	Comment
Masterplanner (AHR)	This is a very good location for the school, and probably our preferred in many ways. The area is a bit smaller but again it has clear defined edges similar to Option 2. It is limited by three new POS areas or parks and very well connected on safe walking and cycling routes. The main difference to Option 2 is not having any residential immediately adjacent which could make it easier in terms of noise in the future. The other advantage is that is more focused on one of the main green corridors, running north south of the LGV which could benefit this area. One disadvantage might be that this location is a bit less central to Langarth Garden Village.
Architects (Baileys)	This site is marginally less steep, however it is notionally divided by the hedgerow down the centre where ecology preferences would be to retain this. This impedes a one-large-long-block approach to the design. The MUGA is at the top of the site and could be tailored to suit community use. The biggest concern with this site is the distance from the park and ride. However, there may be scope to expand the parking and drop-off areas if the school design is moved further down the hill as the BB103 Soft PE areas will not be met and the soft informal and habitat areas are very large.
Arcadis	This is the preferred option for the masterplanners as it is surrounded by parks and is very well connected with safe walking and cycling routes. It is also not immediately adjacent to proposed residential properties. However, its distance from the P&R could put some parents off from walking to the school and could cause congestion at the school, unless carefully managed. In addition, the site is currently divided by a hedgerow which the ecologist has stated should ideally remain.
Programme Director	Whilst this site achieves the requirements for the School in the same way as Option 2 does it does not achieve the requirements for the site and leaves the Foul connection points, SUDS and cycle path within a land parcel which will ultimately need to be purchased or CPO'd to enable it to come to fruition. It also means that this site would be unavailable for use with housing and if 'The Willow' land was not purchased this loss would not be offset. Furthermore, should the current landowners wish to bring their property forward as a development opportunity this would complicate site infrastructure delivery. This could also lead to an objected Compulsory purchase leading to significant negative press.

Construction Costs (Option 3 – A10/11)

	Sub-Option 1 2-3FE Baseline Phase 1	Sub-Option 1 2-3FE Baseline Phase 1 + 2
Construction Costs	£9,737,558	£12,050,344
Professional Design Fees (12%)	£1,168,506.96	£1,446,041.28
Client Project Level Contingency (5%)	£486,877.90	£602,517.20
Total =	£11,392,943	£14,098,902

Land Acquisition Costs (Option 3 – A10/11)

The land acquisition costs for this option are as follows:

Land Parcel - A10/A11*	£2,000,000
Land Parcel - B1 (purchased from the current land owner)	£935,000
Fees (15%)	£440,250
Total =	£3,375,250

*Land acquisition cost provided by JLL, based on pro-rata area

Investment Opportunity (Option 3 – A10/11)

	<u>Land Parcel</u>	<u>Land Value per Unit from JLL</u>	<u>Units</u>	<u>Land Value</u>
Gain	Sale of existing house on B1 land			£335,000
	Land Parcel B1 (Entire plot)	£34.9k	105	£3,664,668
	Land Parcel B3 (S106 only)	£35.3k	16	£565,287
	Land Parcel B7	£35.8k	41	£1,466,740
Loss	Land Parcel A10	£35.8k	21	£751,257
	Land Parcel A11	£38.4k	76	£2,917,774

Total £2,362,664

*Land value per unit provided to 31Ten from JLL

Costs Comparison between Options 2 (B1) & 3 (A10/11)

See below for cost comparison between Option 2 (B1) and 3 (A10/11) based on 2FE baseline school proposal. Option 1 has not been included as it is not recommended.

	Option 2 (B1)	Option 3 (A10/A11)	
	Sub-Option 3 2FE Baseline Phase 1	Sub-Option 1 2FE Baseline Phase 1	Difference
Construction Costs	£10,081,168	£9,737,558	£343,610
Temporary Haul Road	£130,118.00	NA	£130,118.00
Land Acquisition + 15% fee	£2,639,250	£3,375,250	-£736,000
Investment opportunity	-£2,371,389	-£2,362,664	-£8,725
Professional Design Fees (12%)	£1,225,354.32	£1,168,506.96	£56,847.36
Client Project Level Contingency (5%)	£510,564.30	£486,877.90	£23,686.40
Total =	£12,215,066	£12,405,529	-£190,463

Principal Advantages and Disadvantages

Option 1 – Land Parcel B1, B3 and B7

Advantages

- Part of the land has been a S106 contribution to the scheme
- Purchase of the land at B1 provides us:
 - the ground for the Integrated SUDS Scheme
 - the ground for the foul sewer
 - the ground for the cycle route
 - reduces the number of land parcels required to be Compulsorily Purchased (by way of CPO) in future
- Enables the current property on site to be isolated, re-purposed or sold to reduce the overall costs
- Closest site to park and ride
- Lowest land acquisition costs
- Lowest overall cost option

Disadvantages

- The free land allocated by S106 agreement was insufficient to facilitate a 3FE primary school as required by the space requirements
- The design would be an operational issue for the School management team to ensure safeguarding due to having a split site
- The design would be an operational issue for the School management team to control the rights of way through the school in the form of footpaths and quiet lanes
- This site would be resisted by the Education Authority for the above reasons
- Purchase the land to facilitate the solution (£935K + Fees) would be necessary
- Grounding the power lines on site would be necessary
- Situated on sloping site
- Least favoured option from a masterplanning perspective

Summary

- Given the safeguarding and management issues and the complexity and nature of constructing on this site, this option is **not** recommended.

Option 2 – Land Parcel B1

Advantages

- Providing one single site for the entire 3FE school and removes all management and safeguarding issues
- Purchase of 'the Willow' land provides:
 - the ground for the Integrated SUDS Scheme
 - the ground for the foul sewer
 - the ground for the cycle route
 - reduces the number of land parcels required to be compulsorily purchased (by way of a CPO) in the future
 - land to enable the house to be isolated and used for other purposes or sold to reduce the overall costs. (£335K)
- Benefit from the increased value of the land in A10, A11, B3 & B7 to be developed for housing (£5.75m)
- Relatively close proximity to park and ride

Disadvantages

- Necessary to purchase the land at B1 to facilitate the solution (£935K + Fees)
- Grounding the power lines on this site would be necessary (£400k)
- Forfeiture of the value of the land in B1 which would have alternatively been developed for residential housing (£3.664m)
- Situated on a sloping site
- 'The Willow' land deal is not yet complete. However, final documents are out for the signature and the land should be in CC possession by the end of October 2020.

- Proposed residential immediately adjacent to site (B2) could potentially cause noise issues during the school design stage
- Necessary to construct a temporary haulage road from the NAR to the school site (£130k + Fees)

Summary

The advantages of this option outweigh the disadvantages. The requirement for the land at B1 is necessary for the overall Langarth infrastructure strategy and this option provides multifunctional benefits and utilises land efficiently.

Option 3 – Land Parcel A10/A11

Advantages

- Single site for the entire 3FE and removes all management and safeguarding issues
- Purchase of the land at B1 plot (required for overall infrastructure) provides:
 - the ground for the Integrated SUDS Scheme
 - the ground for the foul sewer
 - the ground for the cycle route
 - reduces the number of land parcels required to be Compulsorily Purchased (by way of Compulsory Purchase Order) in the future
 - land to enable the house to be isolated re-purposed or sold to reduce the overall costs (£335K)
- A10/A11 land is currently owned by Cornwall Council
- Benefit from the increased value of the land in B1, B3 & B7 to be developed for housing (£5.69m)
- No power cables require grounding prior to construction of school
- Surrounded by parks with good walking and cycle routes
- No residential immediately adjacent which reduces likelihood of issues with noise during design stage
- Least complex site masterplanning

Disadvantages

- Situated on a sloping site
- Furthest distance from park and ride, which could create congestion as people are less likely to walk from the P&R to the school which also adds to the carbon emission issue
- Existing hedgerow may have to be maintained
- Purchase of 'the Willow' land is still necessary to facilitate the overall masterplan solution (£935K + Fees)
- We would have to forfeit the value of the land in A10 & A11 that would have come from housing (£3.669m)

Preferred Option

Although Option 1 is the lowest cost option, it is recommended that **Option 2 (B1)** is selected to proceed (please note that there are 3 school design proposals under this option) for the following reasons;

- Option 2 is the lowest overall cost option between Option 2 and 3 (please note that comparison of the costs is based on an assumption that a 2FE baseline school proposal is brought forward)
- Option 2 does not involve a split site: which could cause safeguarding and school operation issues
- Option 2 removes more site risks and issues around CPO

Benefits Expected (The Economic Case)

The key outcomes and benefits are:

- Provision of a new primary school for the residents of Langarth Garden Village at the start of the development to enable children who move to the location to be schooled from the outset in their new village
- Provision of a school located within the valley providing key access to outdoor locations to support the educational experience
- To provide infrastructure at the start of the Langarth Garden Village to enable sales of housing and support delivery.
- Provision of education facilities in the correct location with the expansion to a maximum of 3FE planned in to enable controlled development on the site;

- Early involvement of the Cornwall Education team to ensure a seamless delivery of education on site and early intervention with academies to source a provider
- A coordinated cogent education delivery strategy across the garden village
- To champion world class education opportunities for all children, young people, families and carers and ensuring that the needs of vulnerable children and young people are met
- To secure high-quality provision, widen local opportunities and promote equalities.
- To develop system-wide school-led improvements and support locally maintained settings to academies and Multi-Academy Trusts;
- To promote, protect and improve our children and young people's mental and physical health and wellbeing in educational settings.
- The scheme will have the added benefit of encouraging sustainable transport and access by taking advantage of the proximity of the proposed Langarth Park and Ride scheme and will encourage staff and students to walk and cycle, Improving mental and physical health benefit.
- The proposed 'forest school' ethos with its range of shared outdoor teaching spaces dotted around the site will promote environmental education and interaction within the curriculum. For instance, the school can make use of existing ponds and waterways such as the Threemilestone Angling club ponds.

Costs (The Economic Case)

This project will be a Council Capital funded project and the estimated construction cost value is as stated below which includes a risk contingency (7.5%) and is inclusive of all other associated costs (fee's, inflation, etc). VAT has been excluded.

Please refer to Appendix B for summary of the cost plan.

Assumptions

- Site slopes very steeply requiring deep excavation and provision of retaining wall structures
- This is an order of cost based upon areas m2 only with rates describing the works envisaged
- The site is greenfield farmland with no contamination issues
- The schools will use conventional energy sources from existing mains

Exclusions

- Photovoltaics and sustainable energy sources on site
- Foundation design that relies on retaining Walls
- Ground contamination or poor ground conditions
- Archaeological discovery and subsequent works postponement
- Ecological discoveries
- Legal Fees and Finance Costs
- Value Added Tax
- Local Authority Charges and Fees
- Section 106/278/38 Agreements, including any external highways upgrades [NAR]
- Provisions for extreme weather conditions
- Utilities and infrastructure works beyond the site boundary
- Upgrades to existing drainage infrastructure and drainage works beyond the site boundary
- Specialist works items such as specialist AV equipment, artwork, school branding etc.
- All costs / provisions over and above EFA provided allowances
- CCTV installation to external area
- Phasing of the works and any associated temporary facilities

Expenditure of all construction costs will be in financial years 2021-2022 and 2022-2023. Additional professional fees will be incurred before this to design, procure and manage the scheme – these costs are as shown below.

The following costs are above the Council's existing approved £7.6 million budget (identified during November 2018 cabinet paper for a 2FE primary school). The reason for the increase is due to following reasons:

- Extensive external works (retaining walls) required due to sloping nature of site
- Hexagonal pods for forest school option.
- Canopies connecting pods for forest school option
- Grounding 11kV cables (B1 site only)
- Construction of temporary haulage road from NAR to the school site (B1 site only)
- Assumed that £7.6m budget in 2018 was based on a flat site with no constraints
- £7.6m budget was for a £1.5FE Primary School

Option 2 (B1) Costs for 2FE baseline school

	Total	Year 1 (2020)	Year 2 (2021)	Year 3 (2022)	Year (2023)	Total
Construction Costs	£10,081,168			£5,040,584	£5,040,584	£10,081,168
Temporary Haul Road	£130,118		£30,118	£100,000		£130,118
Professional Design Fees (12%)	£1,225,354	£12,097	£368,126	£554,793	£290,338	£1,225,354
Client Project Level Contingency (5%)	£510,564		£2,168	£256,367	£252,029	£510,564
				£5,951,744		
Total =	£11,947,204	£12,097	£400,412		£5,582,951	

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Main milestones for project can be found in 'Timescales (The Management Case)' section below.

Options to consider in next stage to reduce costs (this will all be investigated through detailed design):

NB All contingencies expenditure is to be approved by LGV Strategic Board.

- Number of buildings located on the sloping area of the site reduced which will reduce substructure costs and allowances included for retaining walls etc;
- Construction of the school as "one single block" where possible which will result in reduced costs – however I understand that this impacts on the design aspiration for the school;
- Omit / reduce the number of external canopies;
- General review of the build specification / architect's specification as the design is developed (can sizes be reduced etc)
- Review if the agreed fire strategy could remove the requirements for a sprinkler systems
- Review if 11kV cables need to be grounded due to redundancy following installation of the new energy centre

- Review if existing buildings on B1 could be re-purposed effectively as teaching spaces or is better selling on the market

Commercial Approach (The Commercial Case)

The Council has an existing Consultant and Contractor Framework in place to procure the necessary professional services to deliver this scheme in the form of the BEPS Framework in the form of both Lot 1 for programme management and cohesion within the development site and Lot 2 for Project Management. The Framework also enables direct use of Kier to deliver the Primary School should this be decided to be the preferred route for construction.

The LGV Programme Team have also identified the potential use of the central government's capital delivery team's Modern Methods of Construction (MMC) Education Framework which has received significant accolade in industry press for helping to speed up delivery and increase quality of the product. As this was a late development and also sits alongside the potential Modern Methods of Construction opportunity for housing on the site analysis is still ongoing at this time as to the approach to be taken however by the time that the Business Case reaches IPHB this work will have been completed.

Both routes to market are being considered at this point however to enable the project to move towards the point of delivery the financial envelope must be agreed for delivery and made available for spend.

Investment Appraisal (The Financial Case) CAPITAL PROJECTS ONLY

A simple investment appraisal on Option 2 (B1) and 3 (A10/11) finds the following. Option 1 (B1/3/7) has been omitted as the site is not suitable.

For breakdown of where figures have been obtained please see section 'Options (Strategic Case) above

Investment opportunity of Options 2 & 3

Option	Land Investment Value
Option 2 (B1)	£2,371,389
Option 3 (A10/A11)	£2,362,664
Difference =	£8,725

The difference between the investment opportunities on both sites is negligible.

Construction costs of Options 2 & 3 (based on 2FE baseline school)

Option	Construction Costs	Professional Design Fees (12%)	Client Project Level Contingency (5%)	Total
Option 2 (B1)	£10,211,286	£1,225,354	£510,564	£11,947,204
Option 3 (A10/A11)	£9,737,558	£1,168,507	£486,878	£11,392,943
Difference =	£473,698	£56,847	£23,686	£554,261

The difference between construction cost is £554,261, with Option 2 being the slightly more expensive of the two options.

Land acquisition comparison of Options 2 & 3

Option	Land acquisition costs
Option 2 (B1)	£2,639,250
Option 3 (A10/A11)	£3,375,250
Difference =	-£736,000

The land acquisition costs are £736,000 less for Option 2 than Option 3.

Overall comparison

	Option 2 (B1)	Option 3 (A10/A11)
	Sub-Option 3 2FE Baseline Phase 1	Sub-Option 1 2FE Baseline Phase 1
Construction Costs	£10,211,286	£9,737,558
Land Acquisition + 15% fee	£2,639,250	£3,375,250
Investment opportunity	-£2,371,389	-£2,362,664
Professional Design Fees (12%)	£1,225,354	£1,168,506.96
Client Project Level Contingency (5%)	£510,564	£486,877.90
Total =	£12,215,065	£12,405,529

Overall the cost difference between both sites is £190,464, with Option 2 (B1) being the lower of the two costs.

Implementation Approach (The Management Case)**Background**

The Langarth Garden Village scheme is being approached as a portfolio as there are multiple programmes and projects which are currently live within its overall sphere of influence. It had previously been referred to as a programme and the management documentation is currently undergoing an update to align with the portfolio title. A team has been formed from Cornwall Council Officers, independent specialist consultants and the Council's Development Management Consultant (Arcadis), to organise, create, and coordinate the implementation of a set of related projects and activities in order to deliver the desired outcomes and benefits related to the Council's strategic objectives for the Langarth Garden Village.

The agreed vision that feeds into the management of the portfolio at all levels is that Cornwall Council (CC) would use 'an investment led approach and intervention to create a coordinated new community where people want to live and where we can create a much better place, a community and a place, not just a housing estate'.



This management case describes the approach taken and the process being followed to deliver the portfolio. The aim of the scheme is to secure planning permission for delivery of the coordinated masterplan. This will enable Reserved Matters Applications to follow and ultimately the community delivery to commence which will meet the requirements of the Local Plan. CC's decision to take control of the Langarth scheme will allow the council to orchestrate the delivery of a better outcome for Cornwall which will remain cogent with the Council's strategic objectives.

Approach & Governance

Cornwall Council are currently progressing this development as a portfolio of activity to coordinate the delivery of a defined set of programmes and projects over a period of time. This approach will enable risk to be controlled and mitigated on a programme by programme approach, monitoring the delivery and exposure to risk against an overall portfolio of activity.

Strategic Board

To facilitate this, in 2019 the portfolio established a 'Strategic Board' to provide clear coordinated direction at a senior level within Cornwall Council to ensure that the programme remains cogent with current and developing policies. This board operates to agreed terms of reference (a copy of which can be requested) and signs off the monthly reporting for the Langarth Garden Village under the SCOT process which reports to the Council's Directors Team (CDT) on a monthly basis ensuring that the programme remains cogent with Cornwall Council reporting processes. Key members of the Strategic Board include:

- Strategic Director for Economic Growth and Development
- Service Director for Planning and Sustainable Development
- Head of Sustainable Growth and Innovation
- Client Programme Director
- Service Director for Transport and Infrastructure
- Head of Housing Delivery and Development
- Finance Department Representative
- Legal Services Representative
- Development Management Consultant Programme Director

Programme Assurance

The portfolio holds an assurance board monthly which focuses on the key assurance functions in the Council to ensure compliance. The Programme Board is responsible for the delivery of the programme and its coordination of effort ensuring that it follows the requirements of Cornwall Council and the operational teams working to deliver the outcomes. Key members of the board are present from:

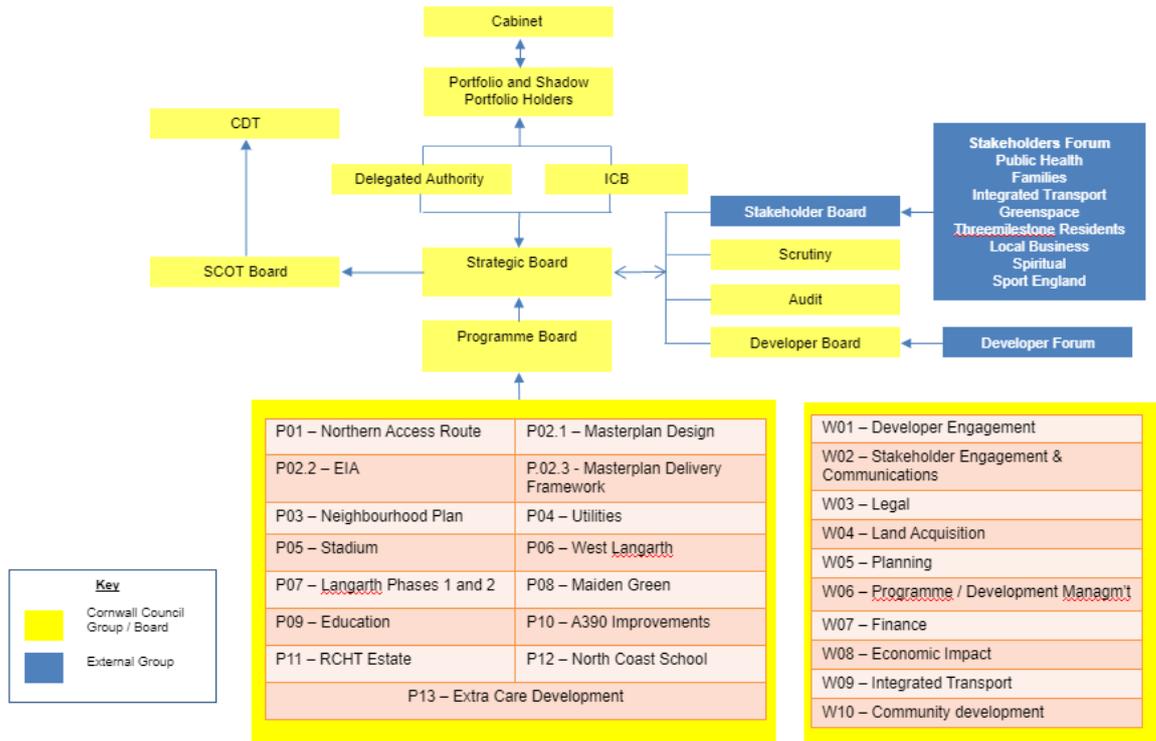
- Sustainable Growth and Innovation
- Economic Growth and Development
- Legal
- Procurement
- Planning
- Finance
- Internal Audit
- Property
- Assurance
- Communications

The Programme Assurance Board operates to agreed terms of reference, a copy of which can be requested.

Governance Organogram

The following programme Governance organogram sets out the reporting route for the original set of projects and workstreams that were agreed in 2019. The projects and workstreams have now evolved into a set of programmes however the governance route through Cabinet remains the same.

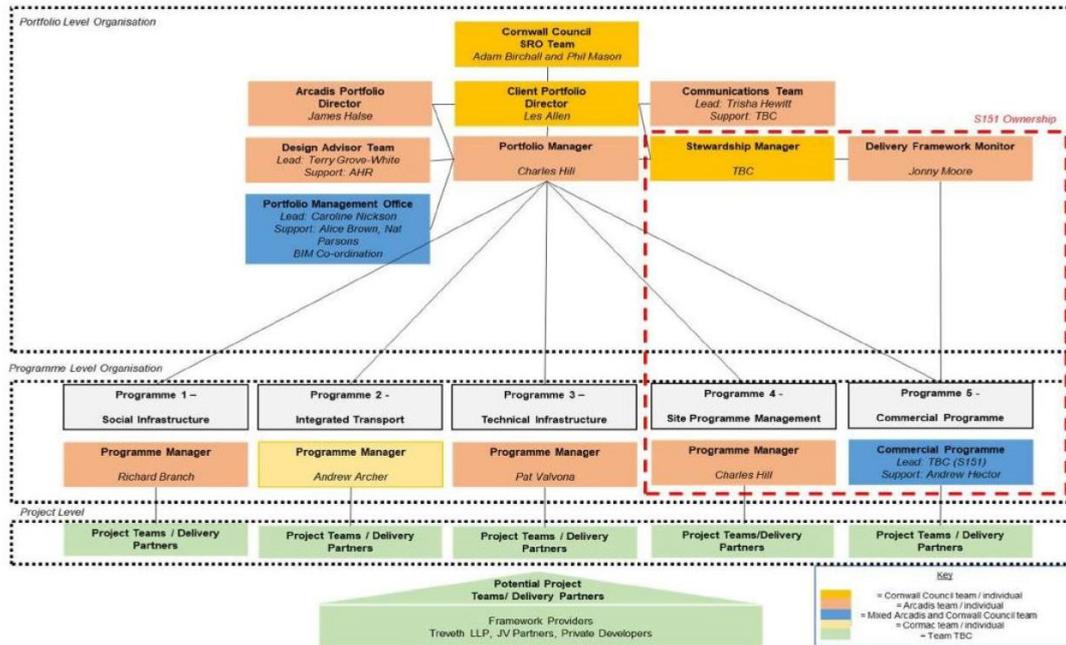
Programme Governance



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Portfolio Organisation

The following illustration provides a guide as to how the portfolio organisation structure is arranged. Note that there are five key programmes operating within the portfolio, each of which has its own list of projects that it is managing the delivery of.



Whilst the short-term portfolio organisation shows a mixture of Cornwall Council, Cormac and Arcadis resources, the plan is for Arcadis and Cormac to mostly withdraw in the mid term whilst Cornwall Council employees replace the key roles noted above.

The individual projects that sit within the five programmes noted will be managed using a combination of project managers from framework contractors and Capital Projects. The methodology for the management of programmes will be reliant on the application of MSP (Managing Successful Programmes) principles. The leadership team within the portfolio are all MSP qualified.

The projects will be managed through the use of PRINCE2 principles and Microsoft project online to enable commonality with the Council's internal processes and technology.

Project Structure

The following project structure is currently expected for the Primary School:

- **Project Delivery Lead** – Cornwall Councils Capital Projects Team (Caroline Cragie)
- **Lead Designer** – TBC or MMC Education awarded Contractor
- **D&B Contractor** – Kier or MMC Education awarded Contractor

Resource Requirements (The Management Case)

Programme Resources will be delivered utilising the BEP's Framework and financed through the Programme Budget. However all resources for the project delivery will be delivered using the Capital allocation for the delivery of the School and capitalised accordingly. An early assessment of resource requirements is as follows:

Internal Resource Requirements

Legal
 Planning
 Project Management (Capital Projects)
 Finance Team

External Resource Requirements

Architect
 Cost Management
 M&E Engineer
 Structural Engineer
 Building Surveyor
 Main Contractor

Timescales (The Management Case)

Item /Activity	Milestone Target Date
DLT Board	28th July 2020
Cabinet Board	4th November 2020
Appoint D&B Contractor	Q1/2021
D&B Design Stage (draft & final)	Q1/2021 to Q1/2022
Planning Application (reserve matters) and Determination	Q3/2021 to Q4/2021
Contract Award (Construction)	Q1/2022
Construction	Q1/2022 to Q2/2023
Completion	Q2/2023

It is further anticipated that construction and completion of this scheme will be completed in time for the start of the 2023 school year.

Risks (The Management Case)		
Risk	Impact	Timescales
<p>Economic conditions leading to adverse market conditions:</p> <ul style="list-style-type: none"> • Inflation costs • Lack of labour resources • Lack of material resources 	<ul style="list-style-type: none"> • Increased project cost 	
<p>Challenging Programme not met due to exact site for new school not confirmed as part of the wider masterplan (all options)</p>	<ul style="list-style-type: none"> • Not opening school in time for September 2023 	
<p>Fluctuations in estimated costs due to factors such as:</p> <ul style="list-style-type: none"> • Market Conditions (BREXIT & COVID 19) • Limited information due to RIBA Stage 	<ul style="list-style-type: none"> • Increased project scope and cost 	
<p>There is a risk that educations now 3FE requirement for a school could become an authority issue (only have authority for a 2FE) ie we may need to go back to ask for more money to support the School requirement ie another FE.</p>	<ul style="list-style-type: none"> • Increased project scope and cost 	
<p>Challenging programme to obtain full planning permission, design and construct before 100th house is occupied. Risk that this can not be delivered in time</p>	<ul style="list-style-type: none"> • Not opening school in time for September 2023 	
<p>Risk of unforeseen ground conditions which may impact on cost or programme duration. Includes; Mining, contamination, archaeology, UXO, undocumented services</p> <p>Arsenic levels are typically higher in this region. Testing is required to confirm</p> <p>Cost estimate for school - any level of ground contamination and ground conditions are unknown. Risk of contamination which will increase costs</p>	<ul style="list-style-type: none"> • Increased project scope and cost 	
<p>Lack of onsite parking for Primary School - will parents select this school if inadequate parking</p>	<p>Increased project scope and cost (if further parking is required)</p>	
<p>Interface of the school playing fields at 'The Willow' plot 20 and land parcel 6 with neighbouring landowners. Risk of issues or delays agreeing Party Wall matters</p>	<ul style="list-style-type: none"> • Not opening school in time for September 2023 	
<p>Insufficient local capacity for surface water drainage from the school within school grounds - any discharges from the school, as with the wider development, will have to be retained and discharged to Greenfield runoff rates to the watercourse. Risk of having to find additional land downstream to provide SUDS solutions</p>	<ul style="list-style-type: none"> • Increased project scope and cost 	
<p>Delays constructing the school related to ecological drivers - eg. Need to relocate badge setts or retain bat flight paths, TPOs on trees.</p>	<ul style="list-style-type: none"> • Not opening school in time for September 2023 	

Appendices

Appendix A – Langarth Primary School Feasibility Study Option 2 (B1)

Appendix B – Langarth Primary School Cost Estimate Option 2 (B1)

Please note that feasibility studies and cost estimates for all other proposals (option 1 & 3) are available upon request.

Outline Business Case

Economic Growth & Development		Planning and Sustainable Development	
BEPS LOT 1 – Langarth Development Programme			
Langarth Garden Village – Energy Centre			
Senior Responsible Officer	Phil Mason	Head of Service:	Adam Birchall
Date Updated:	21/07/2020	Version:	0.4
Programme/Project Description:	Construction of a new Energy Centre to feed Langarth Garden Village		
Reviewers:	DLT		
Author(s):	Adam Marsh, Project Manager Pat Valvona, Programme Manager (Programme 3 – Technical Infrastructure)		

Document History			
Version	Date	Author	Change
DRAFT	17.07.2020	Adam Marsh / Pat Valvona	First Draft
0.2	17.07.2020	Pat Valvona	Inserts
0.3	21.07.2020	Les Allen	Review

Authority to Proceed		
All Business Cases require approval at Head of Service and DLT level before approval to proceed is provided by the Investment and Commercial Board or its Sub-Board as appropriate.		
Authorised Officer	Proceed	Stop
Head of Service: Adam Birchall		
Strategic Director: Phil Mason		
Chair of Investment and Commercial Board or its Sub-Board as appropriate		

Background

Cornwall Council will be submitting a planning application for a new Energy Centre adjoining the park and ride site at Langarth in July (See Figure 1). The application will provide a key piece of early infrastructure for the development of the Langarth Garden Village and help reduce any supply pressures on adjoining areas.

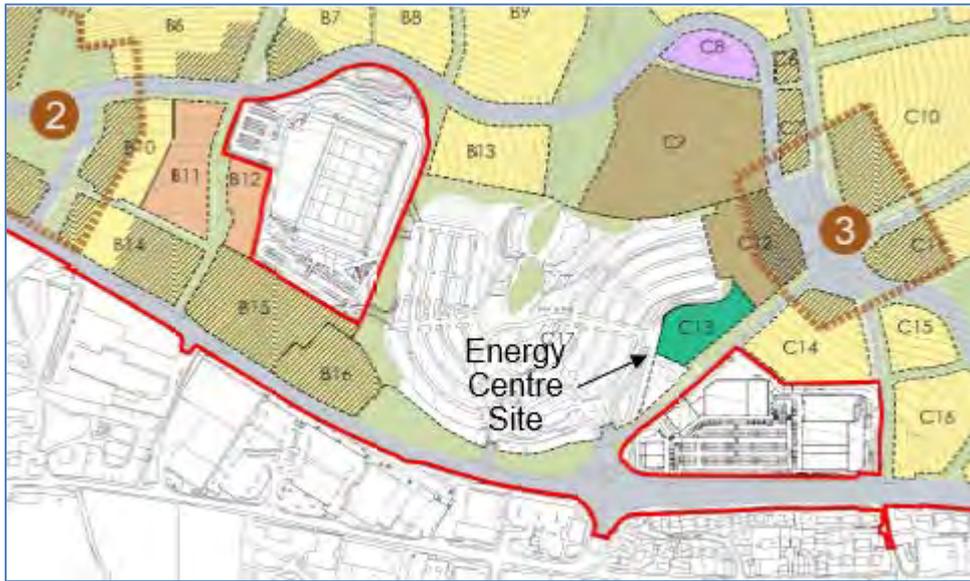


Figure 1: Proposed location of Energy Centre for the Langarth Garden Village

The Energy Centre will comprise a primary electrical sub-station to serve the site, together with containerised battery storage to support renewable energy at Langarth Garden Village (LGV). It will also incorporate educational and information features in publicly accessible areas. The Energy Centre is a key component of providing low carbon homes with low running costs which will help to deliver the Council’s exciting and ambitious climate change strategy.

As this will be the first building to be delivered, the design aims to create something exemplary at Langarth. The design will integrate fully with the Masterplan and finish and form will be reflective of the general high-quality design principles being adopted for LGV.

As well as acting as an electricity substation the energy centre will also provide storage capacity to support the use of renewable energy in the garden village and form a renewable power energy centre for Langarth. This will deliver low cost green power for residents and generate an income from the sale of surplus power back to the grid as depicted at Figure 2.

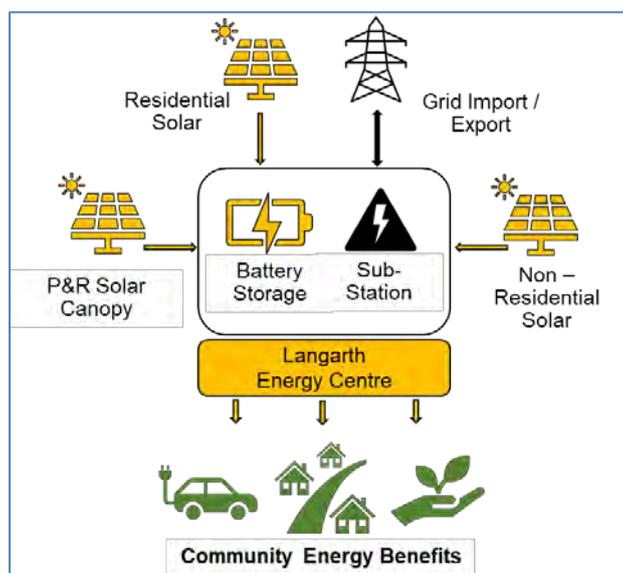


Figure 2: Energy Centre Concept

The development will include information boards and educational opportunities to help describe the role it plays and help people understand how future communities will be powered. The site will also provide a viewing platform and descriptive maps of the garden village. The Energy Centre will be visible and accessible from the Park and Ride site and the adjoining quiet lanes.

Reasons (The Strategic Case)

Strategic Fit

A new primary sub-station is required to provide electricity to the new Garden Village. The existing power supply lines crossing the site have insufficient capacity for the new development. A single primary sub-station is proposed which will combine the previous independent proposals from developers in a central location to LGV. The ability of Cornwall Council to consolidate disparate supply arrangements is a major gain to the strategic approach for the site and will save considerable cost by avoiding two primary sub-stations.

Prior to the Council's active involvement, the following power supply connection offers had been secured from Western Power Distribution (WPD):

Inox	An initial 7.127 MVA via UK Power Solutions secured in March 2016, with an increase to 11 MVA requested in 2019.
Walker Developments	6 MVA secured in August 2018

The 11MVA Inox offer, together with the UKPS contract for delivering all electrical infrastructure relating to Inox land (including the primary sub-station), was novated over to the Council as part of the land purchase earlier this year. The 6MVA offer remains with Walker Developments.

In order to avoid the unnecessary costs and logistics associated with two separate supplies, agreement in principal has been reached with both developers to bring together the above under a single connection offer with WPD which will be held by the Council. The existing offers will either be allowed to lapse or will be rescinded, leaving the Council's offer in place.

An application to WPD was made in March this year and supply to the site has been confirmed by WPD, with an 18MVA Infrastructure Offer having been agreed with the Council in July 2020.

With the 7.127 / 11MVA offer in the process of becoming lapsed due to milestone dates having been missed, the Walker connection offer of 6MVA remains in place. It is expected that this will be novated or rescinded as part of the land purchase currently being negotiated with Walker Developments. However, there remains a risk if the land purchase does not proceed that Walker Developments will retain this offer and will make their own arrangements for power supply with WPD. Thus far Walker Developments have been in agreement with and in email traffic have agreed to 'give up' their allocation with WPD enabling a holistic solution to be provided. This will be achieved by creating an agreement for their access to 6MVA from this substation whilst their ownership of land exists.

The associated battery storage and public information displays are also central to the LGV themes of sustainability, energy transition and education. The provision of the energy centre and its infrastructure will be a key element of development that is required and will involve restructuring and strengthening of the National Grid to support housing within LGV. It needs to be delivered early to support the creation of green energy on the site, support housing and infrastructure delivery.

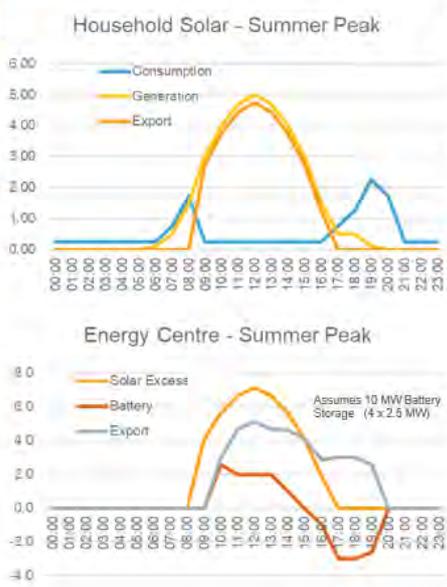
By ensuring a greater use of renewable energy created and used on site and increasing capacity to support the future use of electric vehicles, this scheme will play a key role in helping Langarth, and the Council, to move away from carbon dependency:

Storage is becoming an increasingly important component of renewable energy due to the variable nature of production. The figure below illustrates the annual and daily variation in solar production and the role that

battery storage can play in maximising the daily use on energy generated on site. Battery storage is only viable for short term storage and import will be required during the winter months.

Solar Production – Example (Phases 1&2, 1500 homes)

Household Solar – Typical Annual Production



Key Points:

- Each household to be provided with 5kW solar panels to support a net zero carbon target
- Peak solar production occurs during summer months when consumption is lowest
- Excess generation during summer peaks will feed back to ESCO storage for release during evening consumption peak, avoiding premium rate import
- Export will be required when batteries are full, generating revenue for the ESCO
- Unused battery storage can be used for grid regulation and purchase when prices are lowest

Figure 4 How Battery Storage Works

The Energy Centre and final 11kV distribution network and local sub-stations will be funded by Cornwall Council and will either be adopted by Western Power Distribution (WPD) or transferred to an Independent Network Operator (IDNO). A proportion of the costs incurred in establishing the Energy Centre will be recovered via fair and reasonable contributions from downstream developers and / or through IDNO rebates.

Storage will be provided centrally at the Energy Centre and locally as illustrated in Figure 5 below:

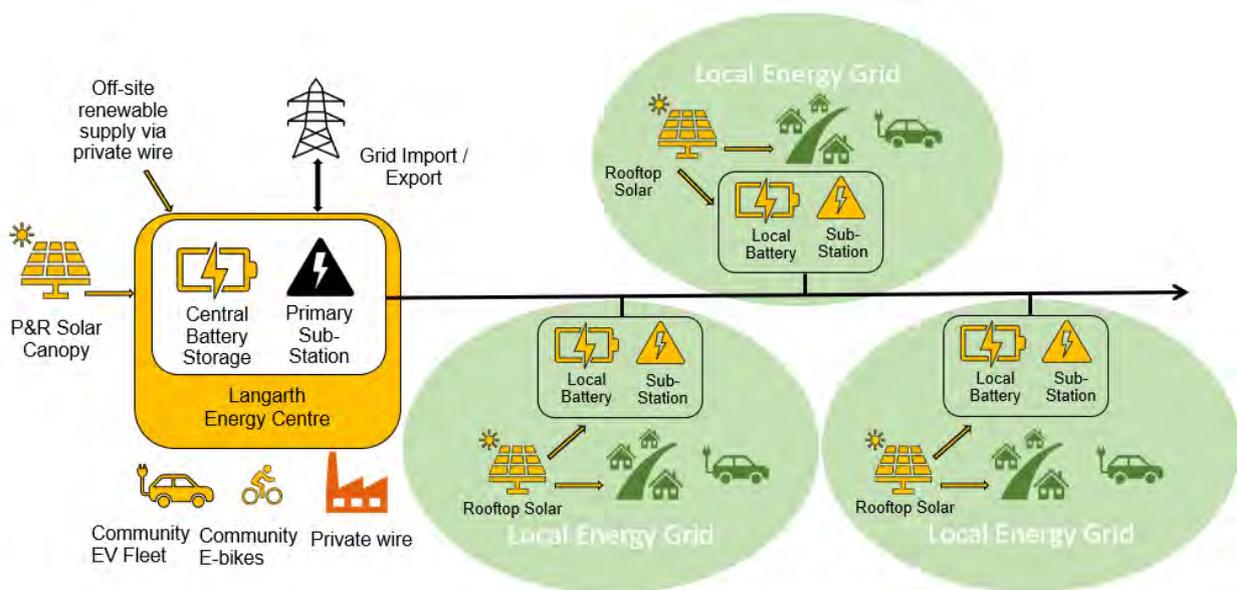


Figure 5 Energy Network Structure

The Energy Centre will also form the grid connection for a proposed Energy Services Company (ESCO) as depicted at Figure 3:

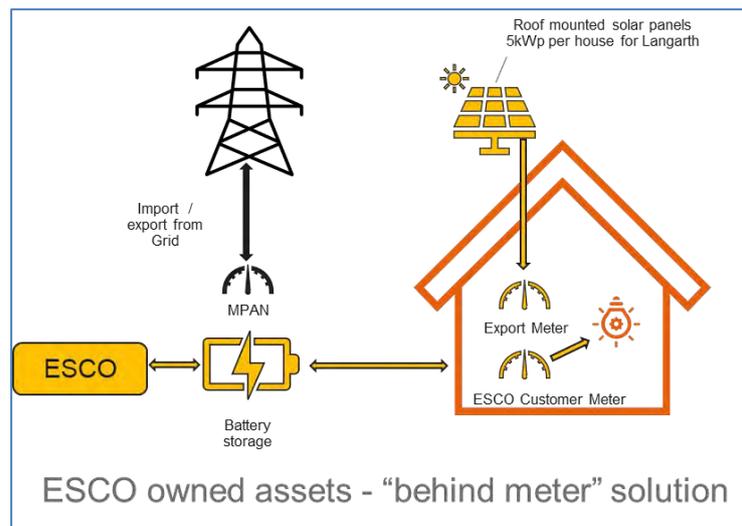


Figure 3 Energy Services Company (ESCO)

The purpose of the ESCO is to provide the solar PV assets required as part of the Energy Strategy for the site and will provide a revenue stream to LGV stewardship through energy sales and grid regulation services. The ESCO is mentioned here for context and a separate OBC is being prepared for later submission to the DLT. The LGV energy strategy incorporates solar PV on every building as part of the Council's net zero carbon ambitions. This will at times produce an excess which can be exported to the grid and which in turn will generate income for the ESCO. The Energy Centre will provide the point of export to the grid.

Key Issues & Risks

- Planning Permission required prior to commencement
- Construction due to start in January 2021. Planning delays could impact on this date.
- Power needs to be in place for Inox sites by April 2022, otherwise penalties may be incurred.
- Completion of supply to meet the requirements and agreements with Inox
- Sensitivities relating to noise on the neighbouring property (Silverdene) require resolution. This is being addressed through the design process for the Energy Centre
- There are restrictive covenants on the site preventing general development other than that related to a P&R. These have been lifted in the area proposed for the Energy Centre but constraints remain outside of the footprint which may restrict associated works, such as visual or noise screening bunds.

Key Outcomes & Benefits

- Provision of a new primary sub-station to supply the entire LGV site
- Battery Storage provision will maximise local use of solar energy produced
- Potential commercial benefit of grid regulation using battery storage
- Single sub-station location on Council owned land near P&R
- Provide battery storage for P&R solar canopy and other on site generation opportunities
- Export capability allows for surplus generation to be sold to the grid
- Publicly accessible spaces will have information and educational elements

Options (The Strategic Case)

The Langarth site has no available capacity for power on existing 11kV overhead lines which cross at various points and serve local rural housing and farms. There is a 33kV line which crosses the site at the P&R which has capacity, though this requires stepping down to 11kV through a primary sub-station. The capacity available on this 33kV circuit is understood to be 18MVA.

The earlier development proposals from Inox and Westcountry Land assumed gas supply for heating and hot water, which is a large proportion of the overall energy requirement for housing and non-residential development. In response to the declaration of a climate emergency last year, the Council's aim is for the site to achieve net zero carbon. The Energy Strategy for LGV prepared by Arcadis in December 2019 demonstrated that this can be achieved through a combination of fabric first (high insulation and airtightness) + air source heat pumps + roof mounted solar PV. In addition to housing needs, the energy strategy also needs to allow for the predicted increase in electric vehicles (EVs). Taking these factors into account, the overall peak energy demand for the site has been forecast to be 18MVA.

The initial concept design and options for the new Energy Centre are included in Appendix A. The site has been selected due its proximity to the NAR and on the basis that the sub-station can be constructed on Cornwall Council land.

The current layout is being developed between AHR, Arcadis and UK Power Solutions, with the aim of submitting a planning application by early August. A pre-app meeting with the Council Planning Department in June was favourable, with generally positive support being expressed for the proposals.

Benefits Expected (The Economic Case)

The Energy Centre is an enabling infrastructure facility which is required to make the LGV sites developable by bringing power from the grid to individual development plots. The Energy Centre also opens up several possibilities for revenue streams linked to renewable generation on site.

Under the proposed ESCO arrangements, energy generating assets such as roof mounted solar PV will be owned by the ESCO, with roof space leased from homeowners. Homeowners will benefit from lower cost energy whilst the ESCO will benefit from sale of energy to homeowners and to other customers, including grid regulation and export. Revenues generated will be fed back to provide a source of income to the LGV Stewardship model.

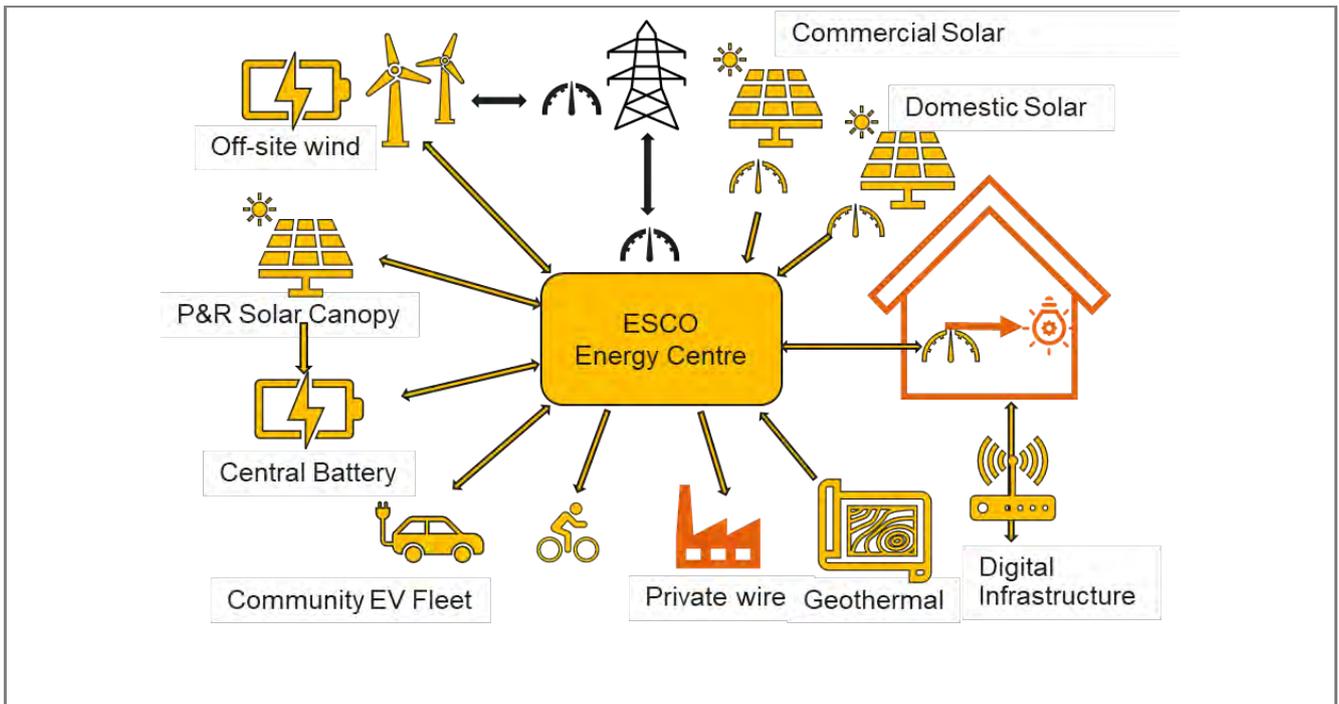
An initial high-level assessment of revenue potential is provided below:

	Domestic Solar	Commercial Solar	P&R Solar Canopy	Off-site Wind	Digital Infrastructure
Installed Power MWp	17.50	5.75	0.94	4.2	n/a
Annual Production MWh	17,500	5,750	900	11,000	n/a
Cost per MWh installed	£1.4m	£1.1m	£1.6m	£1.0	n/a
Capital Cost	£24.5m	£6.3m	£1.5m	£4.35m	£0.5m
Potential Revenue	£1.8m	£0.6m	£0.1m	£0.53	£0.035m
Potential IRR	4.6%	7.0%	5.0%	9.75%	7%

The above figures are indicative and subject to further development, but illustrate the potential revenue linked to the ESCO and Energy Centre. Further details on the ESCO concept are provided in Appendix B.

In addition to the above, residents will benefit from lower energy costs, generated on site from renewable sources.

The ESCO and Energy Centre will also be central to supporting green initiatives and local businesses:



Costs (The Economic Case)

This project is a funded capital project by the Council solely for the benefit of Langarth Garden Village. The estimated cost will be dependent on the final design solution and confirmation of grid reinforcements required by WPD. An updated cost for the electrical installation is also required from UK Power Solutions, who have been novated over from Inox as part on the land purchase this year. These costs at this time are approximations.

The costs for grid reinforcement have been provided by WPD in their offer to Cornwall Council in May 2020. This cost assumes that the 11MVA and 6MVA offers to UK Power Solutions and Walker Developments will remain in place, which would require an additional circuit to be brought to the Energy Centre. Once these offers are removed then this cost will drop accordingly as the 18MVA is within the existing circuit capacity, this is yet to be provided by WPD. In order to enable the circuit to be constructed for the future a secondary line will be required to support the system.

At this time WPD are unable to provide the potential cost change, however we currently expect the £0.86m to reduce to circa £500k A memorandum of Understanding was signed with Walker Developments on 1 Oct 2020.

This project will be a Council Capital funded project and the estimated construction cost value is as stated below which includes a risk contingency and is inclusive of all other associated costs (fee's, inflation, etc). VAT has been excluded.

Budget allowance at this stage is as follows, based on quotations received and cost estimates prepared by Arcadis:

Connections

Grid Reinforcements (WPD)		£0.90m
Secondary circuit for export	£1.0m	
11kV circuit and distribution sub-stations.	£1.50m	

Sub Total: £3.4m

Sub-Station

Electrical installation (UKPS)	£2,100,000
Civils, building and external works	£747,500
	Total £2,847,500
Design & PM Fees - Civils, building and external works (15%)	£112,125
Contract supervision (10%)	£284,750
Contingency (10%)	£284,750

Sub Total £3,529,125

Total Cost of Energy Centre and network = **£6,929,125**

Notes:

1. It should be noted that there is a calculated rebate which is understood to be circa £2.45m from WPD as the houses come to bear across the development.
2. Design fees for UKPS are included within their budget figure.
3. The cost of battery storage is **excluded** as this will be covered by a separate Business Case for the ESCO.
4. Expenditure of all construction costs will be during the financial years of 2020-202, 2021-2022 and 2022 - 2023.

Commercial Approach (The Commercial Case)

Funding

Funding for infrastructure capital spend was approved by Cabinet in November 2019, which identified £7.451m to cover power and drainage. With other elements for utilities estimated at circa £2.0m with associated rebates the envelope is achievable however the cashflow will need to be managed.

Procurement

A contract is already in place with UK Power Solutions to deliver the electrical infrastructure for the site, which includes the Primary sub-station. This contract was novated to the Council as part of the land purchase from Inox earlier in 2020.

The construction of the Energy Centre compound, building and civil engineering elements is not included with the UKPS contract and this will need to be procured soon in order to enable planned commencement in January 2021. The value for this contract is expected to be less than £1m and is anticipated to be procured via existing Cornwall Council frameworks / term contracting arrangements.

Off-site grid reinforcement are non-contestable and will need to be delivered by WPD, in line with their offer which has been accepted by the Council. A copy of the WPD offer breakdown is included in Appendix B. As mentioned previously, it is expected that these costs will reduce once the existing connection offers to UKPS and Walker Developments are removed.

Arcadis and Pinsent Mason are actively engaged in providing procurement support, contract review, technical specification and general commercial review of offers to ensure Value for Money for the Council.

Implementation Approach (The Management Case)

The Management Case

The proposed scheme is part of the Langarth Village Development, and as such is being dealt with as a capital funded (and delivered) project at this point in its evolution. Overarching management of the Langarth Village Development is being managed by Arcadis and Cornwall Council. As such a flexible small team will be formed from independent specialist consultants and Arcadis, to organise, create, and coordinate the project and activities in order to deliver the desired outcomes and benefits related to the Council's strategic objectives.

This management case describes the approach taken and the process going forward at this time to deliver the project. The aim of the project at this point is to secure funding and progress design and procurement of the experts to deliver the new energy centre for Langarth Garden Village. By taking this control the council is able to orchestrate the delivery of a better outcome for Cornwall.

Project Structure

The following project structure is expected:

- **Project Delivery Lead** – Arcadis
- **Lead Designer** – UK Power Solutions
- **Civils Contractor** – TBC

It is envisaged that this core team would be retained to deliver this project and take forward the scheme.

Project Board

A Project Board will meet on a monthly basis, providing a written Report monitoring key project metrics for the duration of the project.

The Delivery Framework

Will be in line with the Council's T's & C's or individual Framework appointments.

Legal & Procurement Support

Support from the Council's Procurement Team will likely be required, particularly in appointment of a Main Contractor through the Council's own Contractor's Framework, but only as a point of information and guidance. The Consultant's are fully conversant and experienced in using the Council's Framework and working with the relevant Contractors.

Resource Requirements (The Management Case)

List anticipated Internal and External resource requirements:

Internal Resource Requirements

Legal, Planning, and Finance Team

External Resource Requirements

Architect, Cost Management, Structural Engineer, Project Management, Building Surveyor, Civils Contractor

Timescales (The Management Case)

Item /Activity	Milestone Target Date
DLT Board	28th July 2020
Cabinet Board	4th November 2020
UKPS Design	Q2/2020 to Q3/2020
Planning Application and Determination	Q3/2020 to Q4/2020
Appoint Design Consultant to commence and complete Detailed Designs	Q3/2020 to Q4/2020
Contract Award (Construction)	Q4/2020
Construction	Q1 2021 to Q1 2022
Completion	April 2022

Risks (The Management Case)

Summary of the key risks associated with the project. A risk log can be found attached.

Risk	Impact	Timescales
Economic conditions leading to adverse market conditions: <ul style="list-style-type: none"> Inflation costs Lack of labour resources Lack of material resources 	<ul style="list-style-type: none"> Increased project cost 	
Fluctuations in estimated costs due to factors such as: <ul style="list-style-type: none"> Market Conditions (BREXIT & COVID 19) Limited information due to RIBA Stage 	<ul style="list-style-type: none"> Increased project scope and cost 	
Land deal not reached with Walker Developments and their existing supply offer from WPD remains valid. Potential additional primary sub-station may be required.	<ul style="list-style-type: none"> Increased project scope and cost 	
Objections from local resident at Silverdene. Potential concerns relating to noise, visual impact and trees are currently being assessed by the design team, with measures to minimise impacts being incorporated within the design. Pre-consultation being undertaken prior to planning application submission	<ul style="list-style-type: none"> Delay to programme Increased project scope and cost 	
Programme delays prevent construction starting in January 2020 and completion by April 2022. Potential contractual penalties with Inox.	<ul style="list-style-type: none"> Increased project costs 	
Potential challenge on any works needed which fall outside of the area where restrictive covenants have been lifted	<ul style="list-style-type: none"> Increased project cost 	
General objections to planning application	<ul style="list-style-type: none"> Delay to programme Increased project scope and cost 	

CORNWALL COUNCIL

APPROACH TO ASSEMBLY OF LAND REQUIRED FOR THE NORTHERN ACCESS ROAD AND ASSOCIATED INFRASTRUCTURE INCLUDING POTENTIAL COMPULSORY PURCHASE ORDER

1. EXECUTIVE SUMMARY

- 1.1 In November 2019, Cabinet resolved that the Strategic Director for Economic Growth and Development be given delegated authority to complete the acquisition of the land identified in an exempt report and to give effect to the Northern Access Road (NAR) and other infrastructure as set out in the exempt report, in consultation with the Portfolio Holder for Homes, the Portfolio Holder for Culture, Economy and Planning, the Monitoring Officer and Section 151 Officer. This included delegated authority take such steps as are necessary to address any issues arising from those transactions including the exercise of powers of compulsory purchase.
- 1.2 This report provides Cabinet with an update of progress and actions taken since November 2019 with regard to acquisitions of such land and interests required for the delivery of the NAR and associated infrastructure together with preparations for the use of the Council's compulsory purchase powers.
- 1.3 This report additionally provides Cabinet with the details of a further report proposed to be brought to Cabinet in Q3/Q4 2021 to include further update and for a decision on whether or not to proceed to make a compulsory purchase order should, despite the Council's efforts, all land required for the delivery of the NAR and associated infrastructure fail to be acquired by agreement by Q2 2021.

2. PREVIOUS RELEVANT REPORTS TO CABINET

- 2.1 This report builds upon the information provided to Cabinet in the below reports:
- 2.1.1 Report to Cabinet on 15 November 2017 for approval of an increase of £70million to the Council's capital programme to continue with the development of a number of schemes including Langarth Farm and West Langarth; discussions to buy land parcels to provide homes within the Housing Development Programme and provide a possible extra care scheme; and the NAR.
- 2.1.2 Report to Cabinet on 2 May 2018 for approval in principle to the Council taking a significant strategic leadership and delivery role in developments at Threemilestone north of the A390 by way of a programme of specific and selective interventions.
- 2.1.3 Report to Cabinet on 20 June 2018 for approval for the acquisition of 154 plots of land plus further land for public infrastructure at Langarth Farm. This decision was ratified by Full Council on 10 July 2018.
- 2.1.4 Report to Cabinet dated 18 December 2018 to the Council that the capital programme be increased by £159.047m in respect of this programme of interventions and the use of £7.627m from the Economic Development Match Fund, which was subsequently ratified by Council on 22 January 2019.
- 2.1.5 Report to Cabinet on 21 November 2019, following which Cabinet resolved that the Strategic Director for Economic Growth and Development be given delegated authority to complete the acquisition of the land identified in the exempt report and to give effect to the Northern Access Road and other infrastructure as set out in the exempt report, in consultation with the Portfolio Holder for Homes, the Portfolio Holder for Culture, Economy and Planning, the Monitoring Officer and Section 151 Officer. This included delegated authority take such steps as are necessary to address any issues arising from those transactions, including the exercise of powers of compulsory purchase.
- 2.2 The reports to Cabinet in May and December 2018 and in November 2019 when Members resolved to progress the proposals for the Langarth Garden Village development described the

economic, social and environmental well-being benefits which would be delivered by implementation of the development (to which Members are referred). The benefits of the Scheme are further set out in section 3 of the related part 1 report.

3. LEGAL CONTEXT

3.1 The Council has the power pursuant to section 226 of the Town and Country Planning Act 1990 to compulsorily acquire any land within its area where it thinks:

3.1.1 that the acquisition will facilitate the carrying out of development, re-development or improvement on or in relation to the land, or

3.1.2 which is required for a purpose which it is necessary to achieve in the interests of the proper planning of the area in which the land is situated

provided that it thinks that the development, re-development or improvement referred to in 3.1.1 is likely to contribute to the achievement of any one or more of the objects of promotion or improvement of the economic, social or environmental well-being of the area and subject to authorisation by the Secretary of State

3.2 Compulsory purchase is described as a draconian power because it interferes with the human rights of those with an interest in the land. The test which is applied in domestic law is that a compulsory purchase order (CPO) should only be made if there is "a compelling case in the public interest". Both the Council and the Secretary of State will need to be satisfied that the public interest in facilitating the delivery of the Langarth Garden Village (LGV) scheme (the Scheme) including the NAR is sufficient to justify the interference with the rights of affected parties and that any exercise of compulsory purchase powers would be proportionate.

3.3 It is therefore especially important that any report recommending the making of a CPO and any decision on the report takes account of all relevant considerations including, on the one hand, the benefits of the Scheme (including the economic, social and environmental well-being of the area) and on the other, the impact on affected owners and occupiers of the land. Prior to making a formal decision to make a CPO, Cabinet should consider the land and rights needed to facilitate implementation of the Scheme (including the NAR and related development and infrastructure), the efforts to acquire such land and rights by agreement, the deliverability of the Scheme including the planning position, viability and funding, any possible alternatives to compulsory purchase, the equalities implications of the proposals and all other relevant factors. Further work is currently being undertaken on all these areas and a full update on all of these matters is proposed to be provided by way of a further report in 2021.

3.4 Given the importance of the decision to make a CPO and its affect on third parties it is preferable in terms of openness and transparency that, so far as possible, any decision on compulsory purchase is debated and taken at a meeting of the Council's Cabinet which is conducted in public.

3.5 In respect of potential acquisitions of land by agreement, section 227 of the Town and Country Planning Act 1990 provides the Council with powers equivalent to those described in paragraph 3.1 above, subject to the same requirements other than the need for the Secretary of State's authorisation.

3.6 The Council has power to dispose of land which it holds for planning purposes under section 233 of the Town and Country Planning Act 1990 and power to dispose of land held for most other purposes under section 123 of the Local Government Act 1972. A disposal under section 233 should be on terms which are "expedient" to secure certain planning purposes. Both disposal powers are subject to the requirement to obtain "best consideration reasonably obtainable" unless the consent of the Secretary of State has given consent to the disposal or the Council is granting or assigning only a short lease (seven years or less).

4. **POLICY CONTEXT – NEGOTIATIONS IN PARALLEL WITH COMPULSORY PURCHASE**

- 4.1 The Government's policy guidance on compulsory purchase "*Guidance on Compulsory Purchase Process and the Crichton Down Rules*" (July 2019) (the "CPO Guidance") indicates that in confirming orders, the Secretary of State will expect an acquiring authority to demonstrate that it has taken reasonable steps to acquire land and rights by agreement. However the CPO Guidance also acknowledges the benefits of preparing and making a compulsory purchase order in parallel with undertaking negotiations with affected parties, to avoid losing valuable time, build working relationships with affected parties and make the acquiring authority's intentions clear from the outset.

5. **PROGRAMME**

- 5.1 The Council has instructed Arcadis to produce a programme for a CPO and required highways orders for the delivery and operation of the NAR and associated infrastructure works. Key (assumed or estimated) dates are as follows:

October 2020 – the extent of the land and rights needed (and the nature of the rights needed) to construct the NAR together any associated development or infrastructure required to deliver the Scheme to be identified and the extent of the works to be included in the highways orders to be fixed.

November 2020- report to Cabinet on progress of acquisition of required land by agreement.

September 2021 – anticipated date for expiry of the 6 week judicial review period should the necessary permissions for the Scheme be granted.

October 2021 – further report to Cabinet recommending the making of a CPO and associated highways orders in respect of any land and interests and/or rights required to facilitate the Scheme and which have not been acquired by agreement. By the date of finalisation of the report to Cabinet it is expected that all necessary documentation will have been prepared in draft (CPO, highways orders, CPO map and highways order plans, Statements of Reasons, statutory notices for press, affected parties and site and certificates to accompany submission to the Secretaries of State).

November 2021 – if Cabinet resolves to make a CPO, the Council "makes" the orders i.e. seals and dates the orders, publishes, serves and posts site notices and submits the orders to the relevant Secretaries of State. A 4 to 6 week objection period is to be specified to co-ordinate the programmes for the CPO and the associated highways orders.

July 2022 – estimated date of public inquiry opens to consider objections (assume 8-10 day sitting period)

December 2022 - estimated date of decisions of Secretaries of State on confirmation of the CPO and associated highways orders

February 2023 – statutory challenge period to Secretary of State decisions to confirm the orders expires - assuming notices of confirmation first published on 9 January 2023.

June 2023 – estimated date on which the Council could vest land if the CPO is implemented through the making of general vesting declaration (GVD). The new rights would be subject to Notices to Treat and Notices of Entry enabling the Council to exercise the new rights on the same day as it is able to take possession of the land acquired by GVD.

6. **KEY ISSUES**

- 6.1 Throughout the above programme, efforts to acquire land by agreement will continue and will be meticulously recorded.

- 6.2 The case to support any CPO and associated highways orders will be worked up in further detail including in respect of delivery, viability and funding.
- 6.3 Planning permission for the Scheme is to be obtained in advance of any decision by the Council to make a CPO to facilitate delivery of the Scheme.
- 6.4 Further work will be undertaken concurrently with the negotiations to ensure that full and up to date details are maintained of all affected landowners, tenants and occupiers. This will allow the CPO and highways order documentation to be accurately drafted and statutory notices properly served.
- 6.5 Valuations of the relevant land interests are to be refined by CPO valuation experts to inform offers to acquire land by agreement.

7. **PROGRESS AND NEXT ACTIONS**

- 7.1 Initial work has been undertaken by Cormac to identify the owners of all land and new rights required to construct the NAR together with and any associated infrastructure or development required to facilitate delivery of the Scheme. Land referencing agents Ardent have since been appointed by the Council to take forward this work in preparation for both the submission of the planning applications for the Scheme and the drafting of documentation and notices in support of a CPO and related highways orders. The first stage of this work (land referencing to support the submission of the planning applications for the Scheme) is now complete.
- 7.2 Expert consultants 31Ten have been appointed to advise on the viability of the Scheme for the purposes of supporting both the planning application and the CPO process. This work is progressing well.
- 7.3 An agreement for the funding of the cost of land acquisition and construction of the NAR and associated infrastructure has now been completed with Homes England.
- 7.4 Discussions with the owners of key land interests required for the construction and operation of the NAR and associated development and infrastructure works needed to facilitate delivery of the Scheme have commenced in accordance with the CPO Guidance. Good progress has been made in this regard.
- 7.5 Attempts to conclude negotiations for all outstanding land and interests required for the construction and operation of the NAR and associated development and infrastructure required for the delivery of the Scheme will continue.
- 7.6 If all of the land and rights needed for the NAR and associated development and infrastructure required to facilitate the delivery of the Scheme have not been assembled by agreement by Q2 of 2021, a further report will be prepared and presented to Cabinet to consider making a CPO to acquire any remaining land and rights needed. Updated assessments of the impacts on those whose interests will be affected by the proposed CPO and related highways orders must be undertaken and made available to inform decision making. Note that it is likely that a CPO would be required in relation to land that cannot be acquired by the Council by agreement as a result of the land being in unknown ownership, and/or where only possessory title is available.
- 7.7 At the time of that subsequent report, consideration should be given to the need for appropriation for planning purposes of any land already in the Council's ownership which is required for the delivery of the Scheme if it is not already held for such purposes. This would enable any private third party rights which might otherwise inhibit development to be overridden (subject to compensation). The implications of such a decision and the justification for the appropriation will need to be carefully considered in advance of such a decision being taken. Any decision to appropriate the land would need to be taken in advance of the commencement of works affecting those land interests. The report will also consider any highways orders required to be made by the Council in order to deliver the Scheme.
- 7.8 In the meantime, it is prudent for officers to continue to make the necessary preparations for a CPO in the event that it is required. This is to include the drafting of all documents required to be

submitted to the Secretary of State including the draft Order, Schedule, Map and Statement of Reasons together with all related valuation and assessment work together with any highways orders needed to implement the Scheme.

8. AUTHORISATIONS REQUIRED FROM CABINET (NOVEMBER 2020)

- 8.1 That Cabinet delegate authority to the Strategic Director - Economic Growth and Development in consultation with the Portfolio Holder for Planning and Economy, the Monitoring Officer and the Section 151 Officer to continue efforts to acquire by agreement all land and rights needed to implement the Northern Access Road and any other development or infrastructure required to facilitate the delivery of Langarth Garden Village and to concurrently take all necessary steps to prepare for the making of a Compulsory Purchase Order and, in the event that all required land and rights needed to implement the Northern Access Road and any other development or infrastructure required to facilitate the delivery of Langarth Garden Village have not been acquired by agreement within a timescale necessary to facilitate the Council's programme, to prepare and present a further report to Cabinet to enable Cabinet to consider and approve the case for making a Compulsory Purchase Order in respect of any of the said required land and rights with a view to any such Compulsory Purchase Order being made and submitted to the Secretary of State for confirmation as soon as possible after Cabinet's decision to make the Order.

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Exempt - Not for Publication

